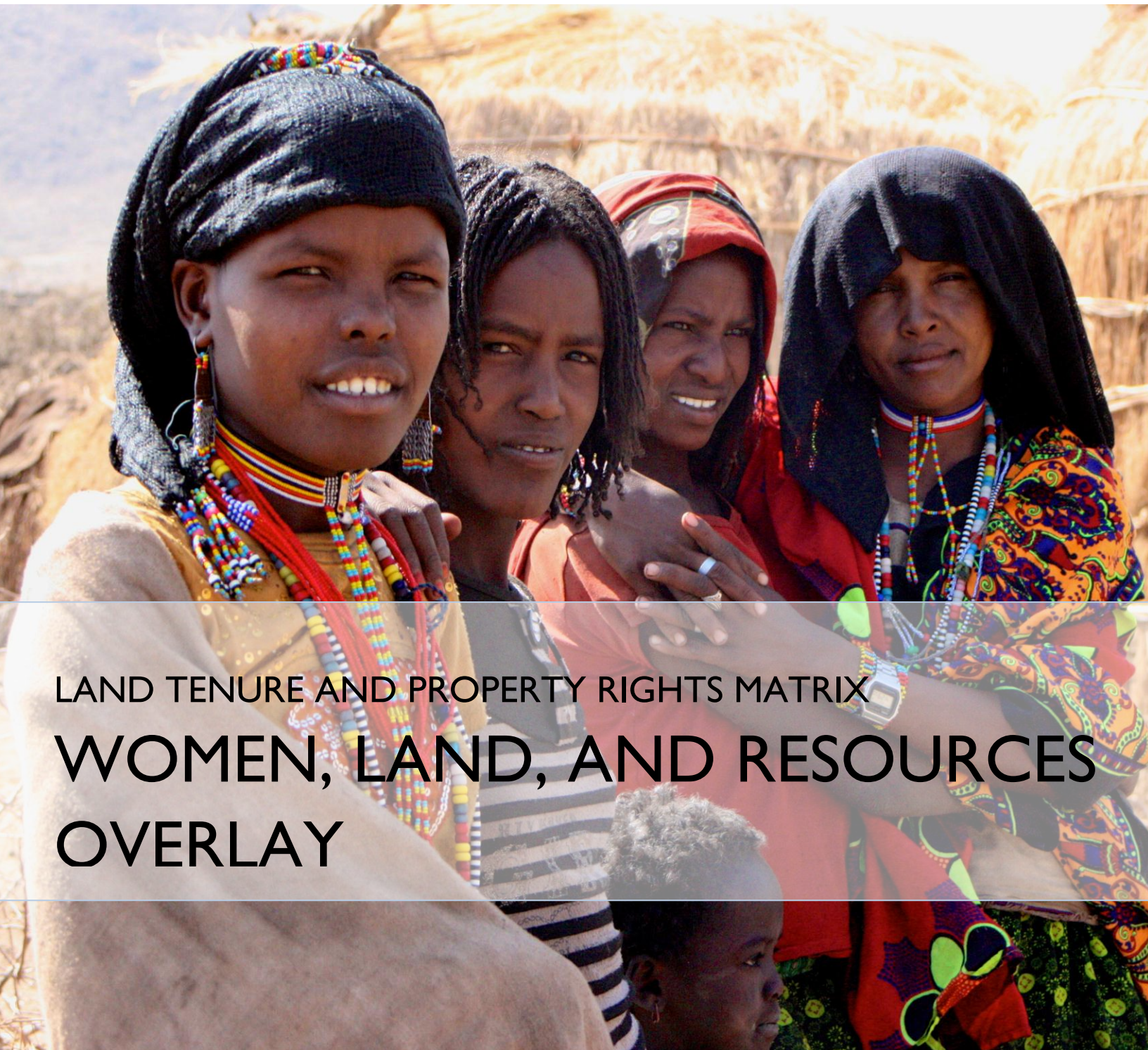




USAID
FROM THE AMERICAN PEOPLE



LAND TENURE AND PROPERTY RIGHTS MATRIX
**WOMEN, LAND, AND RESOURCES
OVERLAY**

SEPTEMBER 2013

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LAND TENURE AND PROPERTY RIGHTS MATRIX

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DISCLAIMER

The author's views expressed in this publication do not necessarily reflect the views of the United States Agency for International Development or the United States Government

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ACRONYMS

FAO	Food and Agriculture Organization
HIV/AIDS	Human Immunodeficiency Virus/Acquired Immunodeficiency Syndrome
IQC	Indefinite Quantity Contract
LTD	Land Tenure and Property Rights Division
LTPR	Land Tenure and Property Rights
NGO	Nongovernmental Organization
NRM	Natural Resources Management
PLACE	Prosperity, Livelihoods and Critical Ecosystems
PRRGP	Property Rights and Resource Governance Program
UNDP	United Nations Development Program
USAID	United States Agency for International Development
USG	United States Government

PREFACE

Resource tenure and property rights challenges are present in almost every country where the United States Agency for International Development (USAID) works. In many countries, tenure and property rights problems are so grave that they create political instability, violence, population displacement, famine, and environmental destruction, which significantly undermine or prevent successful implementation of many USAID programs. Over the last decade the demand to address property rights issues has increased from both USAID field missions and host country governments. The increase in demand is due, in part, to a growing awareness among development practitioners of the role played by property rights (and natural resource access and use) in economic growth, governance, and conflict and resource management.

USAID and its partners have learned a great deal over the last three decades about the relationship between property rights and economic growth, productivity, and to a lesser extent, natural resource management and conflict. There are several important lessons learned from the last decade of research and policy work on property rights with a particular emphasis on land and resource tenure.

1. **Land tenure and property rights (LTPR) systems are fundamental to a wide variety of development outcomes.** Secure land tenure improves food security, economic growth, and natural resource management and reduces the impacts of conflict and climate change. Securing the rights of women, youth and vulnerable populations and broadening their access to resources complements and deepens the impact of interventions aimed at improving these outcomes. This is the case for people across the economic spectrum from smallholder farmers to urban manufacturers. An effective land governance and property rights system is fundamental to the broad process of economic and political development.
2. **Weak land governance systems limit economic growth; threaten good natural resource management; often promote conflict; and pose special problems for vulnerable groups, including minorities, indigenous people, the poor, and women.** Recognition of customary rights to land resources and the devolution of management authority improves land and resource governance and is crucial to sustainable natural resource management. Although many countries have effective and secure land governance and property rights systems, in numerous places, systems and rights are weak. The results of these weaknesses include conflict over land and resources, corruption associated with poorly functioning land governance systems, resource degradation, and limited economic growth.
3. **In development programming, property rights are most frequently dealt with in the context of land tenure reform, but they are increasingly being addressed through more integrated projects.** Programming decisions made in a variety of sectors that consider land tenure can have profound impacts on land use and natural resource management, agricultural systems, and infrastructure development.
4. **Too often, LTPR reforms are measured in terms of outputs rather than impacts** (e.g., measuring the number of land titles that have been issued as opposed to focusing on market performance and investment increases, reduced conflict, or improved use of sustainable management practices). This focus

on outputs prevents USAID from fully understanding the efficacy and potential cross-sectoral benefits of its property rights reforms and programs. A greater emphasis on impact evaluation is needed.

5. **The ultimate objective is to secure property rights that will promote economic growth, food security, natural resource management, and stability.** Security of tenure can be achieved through a variety of approaches and should result in greater confidence that property rights will not be indiscriminately taken or unjustifiably restricted. Securing land and resource rights can be achieved through a variety of legal, administrative, and judicial means. It may require legal reform in one context and dispute resolution in another. USAID promotes the implementation of “secure enough” tenure rights and does not consider land titling or land formalization as the ultimate objective.

Issues and constraints regarding property rights vary from region to region, and they will continue to evolve over time. The most volatile of USAID-presence countries—and those that are often in the greatest need of property rights reform—are fragile states. Since property rights are so closely linked to development agendas across the globe, there is a need to understand how these rights shift as economies move through the stages of economic growth and democratization (and, in some cases, from war to peace) and how these shifts require different property rights interventions.

In light of these common concerns and issues, a whole-of-government approach to addressing land tenure and property rights has been developed through USAID and the Millennium Challenge Corporation (MCC). USAID’s LTPR Division (LTD) coordinates issues of LTPR programming with other USAID bureaus, US government (USG) entities, and multilateral organizations. USAID currently works in close to 30 countries around the world to promote land governance systems (both formal and informal) that enable broad-based economic growth, human rights protection, and effective natural resource management. Because weak land governance systems compound vulnerability, our efforts are particularly beneficial for vulnerable groups. These efforts are investing over \$800 million to strengthen the land tenure and resource rights of men, women, and children in the developing world.

BOX A: ILLUSTRATIVE USAID LAND TENURE PROJECTS

- Afghanistan Land Titling and Economic Restructuring
- Biodiversity Conservation of Public Lands in the Brazilian Amazon
- Egypt Financial Services Project
- Ethiopia Land Administration Program
- Ghana Commercial Agriculture
- Indonesia Marine and Climate Support
- Liberia Property Rights and Artisanal Diamond Development
- Property Rights and Resource Governance (Global)
- Rwanda Land Project
- Tajikistan Land Reform
- Timor Leste Strengthening Property Rights
- Ukraine Land Titling Initiative
- Uganda Supporting Access to Justice, Fostering Peace and Equity

See *USAID Land Tenure and Property Rights Portal* (<http://www.usaidlandtenure.net>)

INTRODUCTION

A FRAMEWORK FOR LAND TENURE AND PROPERTY RIGHTS

USAID has developed a suite of tools and methodologies designed to enhance the understanding and programming of LTPR challenges and activities to advance USG Development Objectives in a number of areas, including food security, global climate change, conflict mitigation and women's economic empowerment. This body of work has been highly experimental, consultative, and developmental and has grown commensurate with growth of US investments in this sector.¹

This work includes four components as summarized below, and are meant to be mutually reinforcing as illustrated in Figure 1: LTPR Framework.

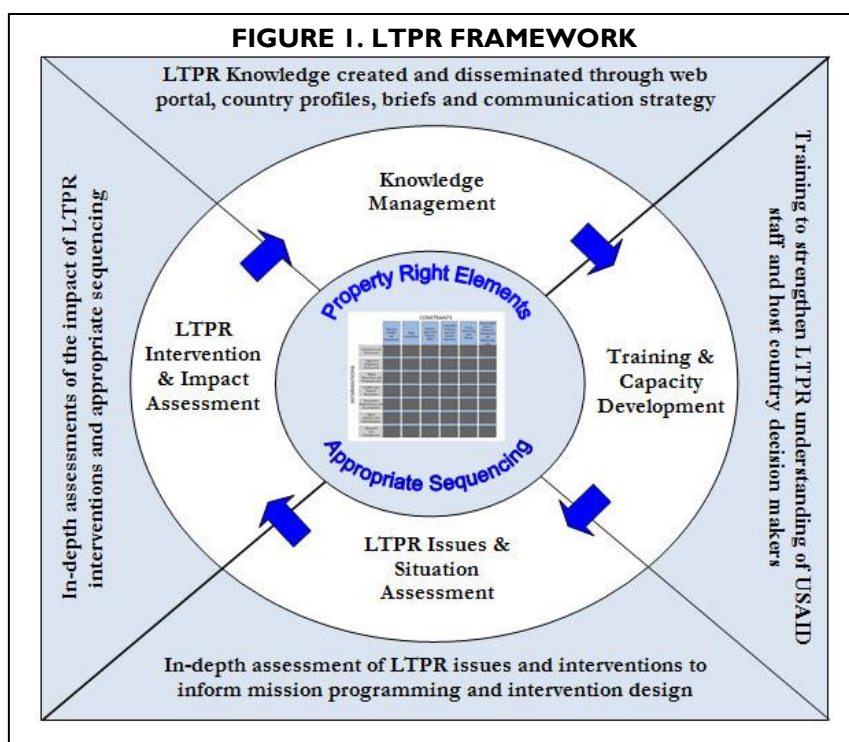
1. **The LTPR Framework** serves as the overarching conceptual methodology tying together overarching themes, definitions, tools, assessments, designs, and training programs that USAID uses to improve LTPR programming and capacity building. The Framework also includes:

LTPR Matrixes—A Methodology for determining USAID-recommended interventions for different asset and social classes (e.g., men and women); and a methodology for identifying constraints and opportunities.

LTPR Intervention Sequencing

of land tenure and land reforms tailored to each country, region, or project context that leads to stronger and more efficient property rights systems. Beyond identifying interventions to address LTPR constraints, sequencing in addition requires assessment of appropriate scale, timing, and ordering.

The LTPR Glossary is a guide to key LTPR terms and concepts, gathered from frequently cited international references.



¹ This body of work updates tools that were originally produced under the *Lessons Learned: Property Rights and Natural Resource Management* contract

2. **LTPR Assessment Tools—A Methodology for Assessing LTPR Constraints and Interventions—** includes two tools to guide USAID mission programming:

LTPR Situation Assessment and Intervention Planning (SAIP) Tool, which is a diagnostic and programming tool to help USAID missions understand and assess LTPR issues and determine how these contribute to or impede realization of Development Objectives; and

LTPR Impact Evaluation Tool, which provides a methodology for designing evaluations to determine the outcomes and impacts of land and natural resource tenure and property rights programming, whether as a project's main focus or a component of a broader set of goals.

In addition to these Framework and assessments tools, USAID has developed:

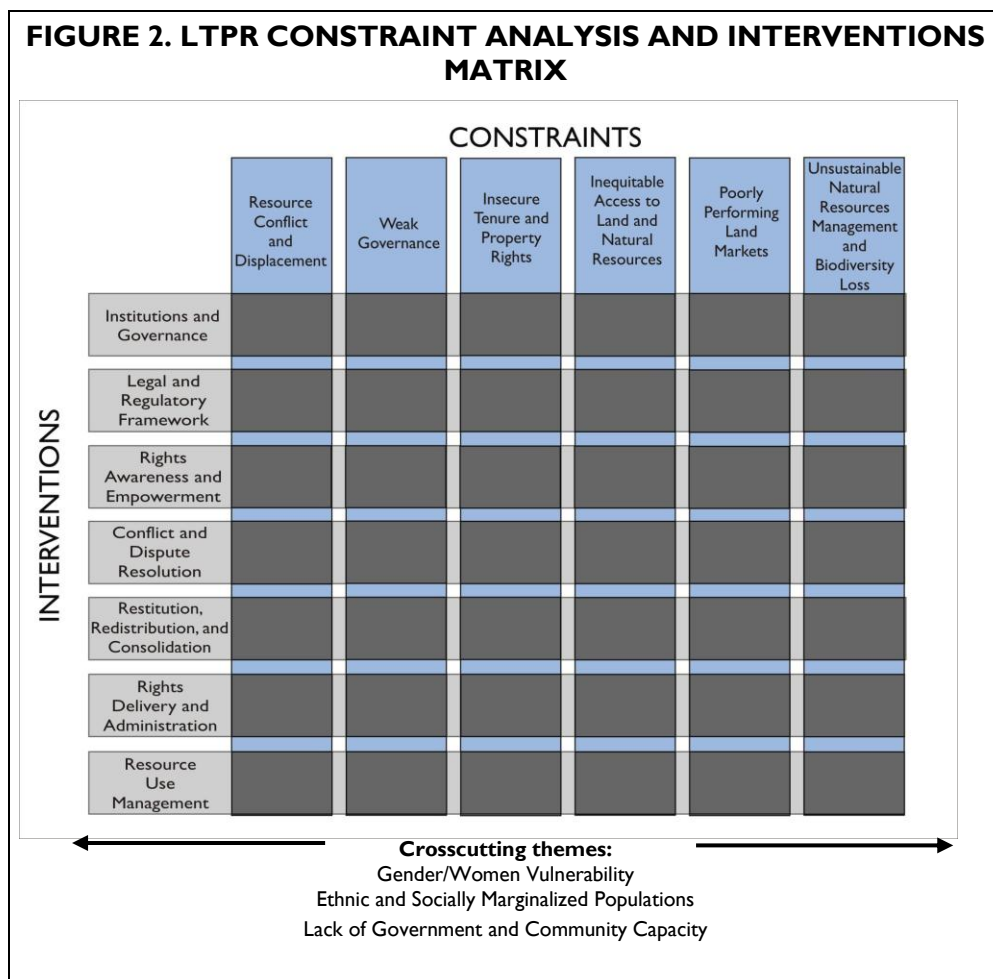
3. **LTPR training materials**, which include short courses and other trainings to transfer knowledge and best practices about land tenure and property rights and strengthen LTPR knowledge, capacity, and understanding of USG program staff and implementing partners. Curriculum may be found on the LTPR web portal at www.USAIDlandtenure.net; and,
4. **LTPR Knowledge Management**, which consists of USAID Program Briefs on land tenure projects, LTPR Country Profiles, Issues Briefs, films, and LTPR research. This can be found at the *USAID Land Tenure and Property Rights Portal* (www.usaidlandtenure.net), which serve as the foundation for LTPR knowledge management within the Agency.

The **intended audiences** for all of these tools are USAID missions, USAID Washington Bureau staff, and other USG personnel who seek to understand how property rights issues may be affecting program outcomes, how to design interventions that can help address those issues, and how to evaluate the impacts of those programs to inform new program development. The tools may likewise prove useful to a range of development practitioners outside the USAID sphere who encounter property rights challenges in their work and seek to understand and address them more effectively.

This report presents the **Matrix Overlay for Women, Land, and Resources**, one of the sub-tools comprising the Land Tenure and Property Rights (LTPR) Matrix and LTPR Framework, which are elaborated in the document *Land Tenure and Property Rights Framework* (USAID, September 2013). Both the LTPR Matrix and LTPR Framework are briefly presented here to contextualize development of a base Matrix that is used to harmonize the population of five Matrix overlays—Land Tenure and Property Rights; Freshwater Lakes, Rivers, and Groundwater; Minerals; Trees and Forests; and Women, Land, and Resources—that serve the conceptual foundation for USAID LTPR programming. This document presents the matrix *Women, Land, and Resources Matrix: Overlay constraints and interventions*. The population of other overlays is contained in companion documents.

LTPR MATRIX: A TOOL FOR VISUALIZING THE LTPR UNIVERSE

As early as 2004, USAID felt the need for a conceptual framework that would simply and eloquently help USAID and contractors identify and assess LTPR issues (constraints) and “toolboxes” of interventions to address those constraints. Land tenure and property rights is concerned with questions of access to land and natural resources, the distribution of rights to those resources within society, the security of tenure held by various individuals and groups over these resources, and the sustainability of their use.



The current generation base LTPR Matrix described in this section is aimed at addressing these questions and is now the conceptual backbone of all interventions that follow. The Matrix illustrates a fairly complex but finite set of LTPR themes, constraints, and interventions. It is not meant to be read sequentially from left to right, nor from top to bottom; instead, it provides a menu of constraints and interventions that need to be considered within the realm of LTPR programming. The base Matrix consists of six categories of LTPR issues and potential constraints, three crosscutting constraints, and seven categories of policy and program interventions.

CATEGORIES OF LTPR CONSTRAINTS

1. **Resource Conflict and Displacement (Column 1)** – Conflict over access and use of land and natural resources often resulting in landlessness, squatting or population displacement due to macro causes of genocide and war, social and ethnic conflict, climate change, and resource scarcity.
2. **Weak Governance (Column 2)** – Deficiencies in capacity to manage and/or disparities in power, influence, and wealth that lead to mismanagement, lack of accountability, and inability of individuals, communities, legal entities and groups to act upon and defend their rights in land, resources and property.

3. **Insecure Tenure and Property Rights (Column 3)** – The consequence of inadequate rights awareness or the perception of having too few rights, inadequate duration of rights, or inability to protect rights from encroachment by others due to problems of open access, weak governance, rights inequality, weak statutory and customary tenures, and expropriation without fair compensation.
4. **Inequitable Access to Land and Natural Resources (Column 4)** – Disparities in access and control over resources between classes and gender that are often affiliated with poverty and social strife and result in problems of landlessness, uneconomical and fragmented holdings, squatting, informal settlements, and weak and unsustainable livelihoods.
5. **Poorly Performing Land Markets (Column 5)** – Absent/weak sales, rentals, sharecropping, and exchanges that restrict the transfer of resources between willing sellers, buyers, lessors, and renters thereby constraining economic growth, or that fail to serve the poor and disadvantaged due to imperfect information, lack of capital, unequal bargaining power, or risk of distressed sales.
6. **Unsustainable Natural Resources Management and Biodiversity Loss (Column 6)** – Overharvesting or degradation of land, water, forests, pasture, and wildlife resulting in unsustainable use and biodiversity loss, or in the context of minerals, environmental degradation and practices that abuse or usurp the rights of communities/miners due to weak property rights and governance systems.

Crosscutting Constraints:

7. **Gender/ Women Vulnerability (Crosscutting)** – This constraint category further nuances other constraint columns in the matrix by asking the question of LTPR constraints for whom, and addresses discrimination in property rights, land access, land markets, and ability to sustain natural resource management by women and men.
8. **Ethnic and Socially Marginalized Populations (Crosscutting)** – The constraint categories to the left in the matrix are further nuanced in this constraints column by the questions of LTPR constraints to marginalized and disenfranchised populations including among others HIV/AIDS affected households, pastoralist societies, indigenous populations, and post-conflict and climatically vulnerable populations discriminated against or left behind by political and economic change, or needing LTPR support or protection in face of political, economic and climatic shocks.
9. **Lack of Government and Community Capacity (Crosscutting)** – This constraints category relates to the identification and development of human capital in service to land property rights reforms.

CATEGORIES OF LTPR INTERVENTIONS

1. **Institutions and Governance (Row 1)** – Institutional arrangements that improve the governance of property rights from central to local levels by establishing rule of law, devolving authority, decentralizing decision making, ensuring impartiality of the judiciary, providing for citizen participation, and ensuring accountable and democratic governance.
2. **Legal and Regulatory Framework (Row 2)** – Interventions that provide individuals, groups, communities, or legal entities with important legal rights of ownership, usufruct, exclusion, and transferability, and typically focus on legal and regulatory reforms that increase clarity of rights, strengthen rights ownership, and provide for legal recourse and due process.

3. **Rights Awareness and Empowerment (Row 3)** – Interventions aimed at raising citizen awareness and understanding of their property rights as well as the procedures and facilities available to claim, defend and enforce those rights. Illustrative interventions include mass media, human capacity training, communication strategies and informational meetings targeting beneficiaries.
4. **Conflict and Dispute Resolution (Row 4)** – Formal and informal conflict mediation and dispute resolution strategies and mechanisms aimed at mediating conflict, resolving disputes, dispelling or averting violence, providing effective legal recourse and enabling compensation in the event of resettlement and public takings.
5. **Restitution, Redistribution, and Consolidation (Row 5)** – Land reform and resettlement to redress land concentration, privatize ownership, reconstitute rights, resettle displaced populations, or consolidate small, fragmented units into larger ones with the aim of redressing historical injustices and achieving a more fair, equitable, and productive land and agrarian structure.
6. **Rights Delivery and Administration (Row 6)** – Effective and low-cost land administration interventions that connecting rights to land, resources and property in law with the exercise of those rights in practice and focus on improving the effectiveness and reach of government in support of rights registration, land demarcation, surveying, mapping, and cadastral development.
7. **Resource Use Management (Row 7)** – Strengthened property rights and governance to improve land and natural resources management, conservation and bio-diversity protection, or land use planning for municipal/urban development, and include such interventions as participatory decision-making, zoning, trusts, conservancies, protected areas and co-management models.

The Matrix in Figure 2 serves as the template for regularizing and developing empirical overlays for five natural and human resource domains in Figure 3:

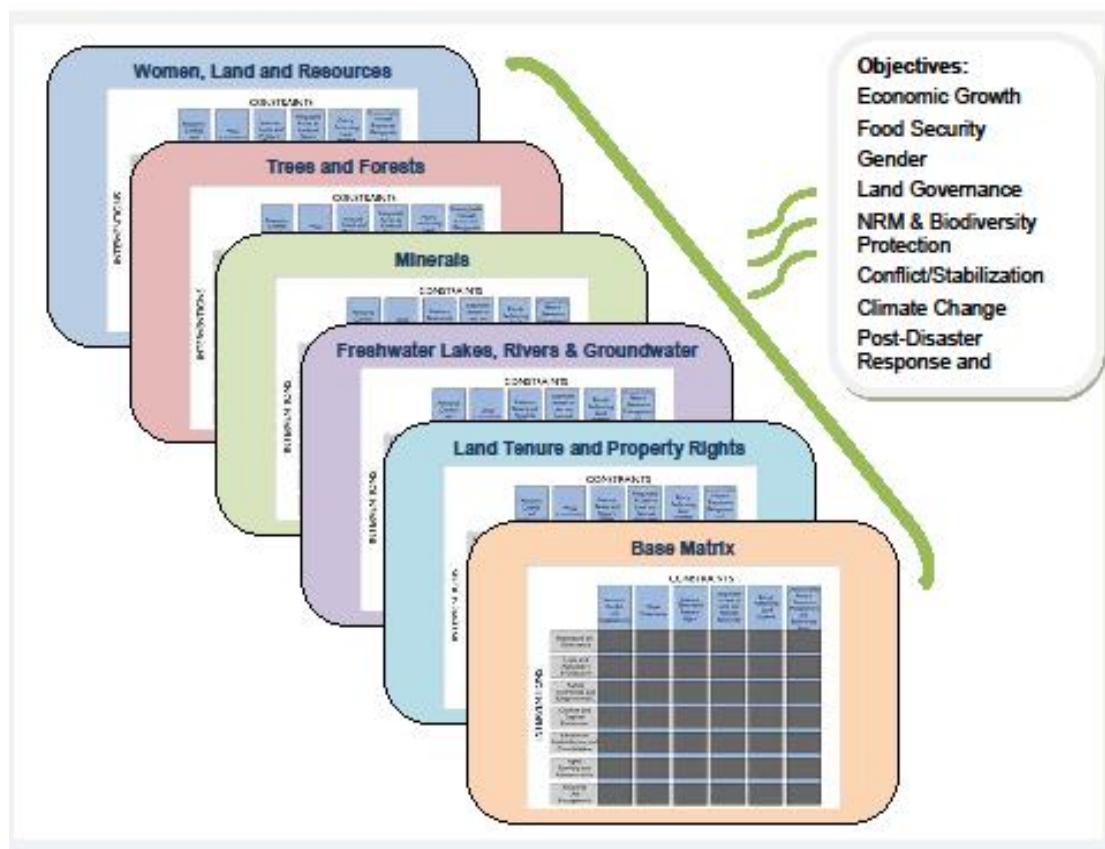
- Land Tenure and Property Rights;
- Freshwater Lakes, Rivers, and Groundwater;
- Minerals;
- Trees and Forests; and
- Women, Land, and Resources.

MATRIX OVERLAYS

Sections 1.0 to 6.0 populate the *Women, Land, and Resources Matrix Overlay* with salient issues and key interventions, and link these to information sources for easy reference. Annex A provides summary tables on issues and interventions extracted from the overlay which serve as useful tools for training exercises or as “quick sheets” when undertaking assessments. Overlays and quick sheets for resource domains can be found in the following volumes, all developed under the USAID Property Rights and Resource Governance Task Order:

- Overlay 1: Land Tenure and Property Rights Matrix;
- Overlay 2: Freshwater Lakes, Rivers, and Groundwater Matrix ;
- Overlay 3: Minerals Matrix;;
- Overlay 4: Trees and Forests Matrix; and
- Overlay 5: Women, Land, and Resources Matrix.

FIGURE 3. LTPR CONSTRAINT ANALYSIS AND INTERVENTIONS MATRIX



Each overlay is organized into chapters (see Sections 1.0 to 6.0) centered around constraint categories which:

- Provide an overview of issues and sub-issues related to respective constraints;
- Describe various policy and program interventions USAID recommends bundled according to intervention categories;
- Explain how the Food and Agriculture Organization of the United Nations (FAO)'s *Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security* addresses the constraint (where applicable); and
- Include a list of related reading for each topic.

USAID programmatic recommendations are guided by the following principles:

- Land tenure and property rights systems that recognize, record, and administer a multiplicity of statutory and customary land tenure and property rights, whether held by individuals, groups or legal entities;
- Land tenure and property rights systems that protect the rights of women and other marginalized groups in society;
- Fully participatory processes to define, delimit, record, and administer land tenure and property rights and obligations;

- Market-mediated approaches to provide access to land;
- Land governance systems that are reasonably accessible, in terms of location and cost, to all members of society;
- Land governance systems that allow and support the creations of transparent and effective land markets, including land sales, leases, and the use of easements and other mechanisms; and
- The equitable application of laws, regulations, and administrative practices for all market participants. Importantly, the US government does not support the following: Expropriations and forcible evictions/relocations (or the use of compulsory purchase/resumption) that violate rights to due process and do not award prompt, adequate and effective compensation or that take private property for private purpose.”

Whether for trainings, assessments, or project designs, there is a programmatic need to order the “universe” of possible LTPR issues and interventions. The LTPR Matrix and overlays address this need. The process of using the Matrix and overlays to examine LTPR issues and constraints generally comprises the following steps:

1. Use the Matrix and overlays to clarify or identify key issues; for example, land conflict created by disagreements over tribal/clan boundaries.
2. Identify categories of policy and programmatic interventions suited to addressing the constraints under the appropriate toolbox of interventions.
3. Within the toolbox of interventions, identify specific policy and programmatic interventions (i.e., the tools). For example, within the toolbox entitled Legal and Regulatory Framework, one might consider granting legal recognition of customary institutions in land law or policy to address land conflict created by clan disagreements. Within the toolbox of Rights Delivery and Administration, one might recommend community land demarcation as an appropriate intervention to connect rights in law to specific boundaries of community land.
4. Each of the five overlays can be used individually or in combination, as in a landscape, watershed, or ecosystem assessment.

The specific interventions mentioned in the Matrix and overlays, while illustrative, nonetheless serve to accelerate or expand thinking when needing to conduct “how to” courses and transfer knowledge in training programs, help to target or focus questions or lines of enquiry when conducting LTPR assessments, or recommend appropriate intervention strategies whether by way of making recommendations or formulating project designs. The Matrix is thus the conceptual framework for ordering and clarifying thinking on LTPR constraints and interventions, and the causal linkages between them.

I.0 RESOURCE CONFLICT AND DISPLACEMENT

		CONSTRAINTS					
		Resource Conflict and Displacement	Weak Governance	Insecure Tenure and Property Rights	Inequitable Access to Land and Natural Resources	Poorly Performing (Land) Markets	Unsustainable Natural Resources Management and Biodiversity Loss
INTERVENTIONS	Institutions and Governance						
	Legal and Regulatory Framework						
	Rights Awareness and Empowerment						
	Conflict and Dispute Resolution						
	Restitution, Redistribution, and Consolidation						
	Rights Delivery and Administration						
	Resource Use Management						

I.1 LTPR ISSUE

Violent conflict increases women's vulnerability. Women can experience increased sexual and gender-based violence right before and during times of conflict, while they are in internally displaced population camps, and even after they have resettled, if their households or communities continue to be economically or socially vulnerable. When conflict disrupts land tenure, whether or not land is the source of conflict, it also increases women's vulnerability, and engenders the deterioration of their rights to land. Climatic events that result in displacement also tend to rupture the rights of women more than those of men. This is especially the case when the prevailing legal, institutional, religious, and/or customary systems do not afford women the same

rights as men, and women derive access primarily through men. Women who have lost their husbands, fathers, or other close male relatives may lack adequate rights to land or the ability to enforce those rights.

SUB-ISSUES

Male bias in resettlement. Governments may lack the ability to address the land and housing needs of women affected by conflicts unless they can count on strong institutions, gender-sensitive programs, and staff who have been equipped to understand how women's needs, preferences, and constraints may differ from men's and how to provide gender-sensitive services.

Women's loss of indirect access to land. In many regions, a woman's access to land is tied to a male relative, typically their husband or father. Therefore, conflicts that result in large numbers of men dying or fleeing can severely hamper a woman's ability to access land with devastating consequences for her and their children.

Disruption of social networks. Women are more likely to depend on their support networks to access capital, plow animals, seeds and fertilizers, technical assistance, information, etc. Since conflicts and displacements are associated with the weakening or disruption of these networks, women are likely to have more limited access to these resources and, as a result, they may exhibit lower land productivity.

Women's barriers to dispute mediation. The social dislocation associated with conflict and displacement increase the role of dispute resolution institutions in allocating rights to land. An inferior status in the public arena as well as specific factors such as language, distance, and security concerns may create more significant barriers to accessing these institutions for women than for men. Once accessed, traditional, state, and project dispute mediation institutions often treat claims raised by women differently, giving preference to claims made by men.

Vulnerability of female-headed households. Conflicts typically lead to an increase in the proportion of female headed-households. These households often face additional difficulties reintegrating into society post-conflict. Associated with their general vulnerability are challenges in gaining access to land. Female-headed households may be denied access to land by their spouse's families and may not be accepted by their communities of origin. Programs designed to reallocate land after displacement often prioritize male-headed households, allocating individual women and female-headed households smaller plots, or land of lesser quality.

Underrepresentation in decision-making bodies. Women are often underrepresented in implementing bodies responsible for dispute resolution, resettlement programs, and allocation of land.

1.2 ILLUSTRATIVE INTERVENTIONS

The range of possible interventions relevant or applicable to this particular issue constraint can be quite broad depending on circumstances, and the need in any policy context to carefully adapt, target, sequence and nuance interventions according to institutional context and need. The interventions cited below are thus generalized and illustrative. The reader is further encouraged to review interventions for other constraint categories as well as a single intervention can be relevant to multiple constraints, particularly in contexts when multiple constraints across columns of the matrix are present or when of bundle of interventions across rows is required. Issues and interventions should thus be addressed holistically rather than concentrating on a single column or row.

Resource Conflict and Displacement	
Institutions and Governance	<ul style="list-style-type: none"> • Restore law and order. Reestablish the rule of law, provide safety and security, protect human rights, and restore peace and stability. Focus specific attention on violence against women. • Strengthen capacity of traditional dispute resolvers. Strengthen capacity of traditional dispute resolution mechanisms including local leaders, chief and village councils, women's groups, religious leaders, and other recognized local authorities to hear and mediate disputes and grievances over land and related resources particularly as they relate to women. • Increase women's access to justice. Provide fair and impartial judiciary, courts, and magisterial systems. Locate courts in areas women can visit and offer a women-friendly environment and hours of operation that meet women's needs. Grant women a say in who represents their interests. • Improve civil society advocacy for affected populations. Expand the capacity and role of civil society, including women's organizations, in advocacy, protection of human rights, and assistance to the displaced and other affected populations, including identifying and addressing gender biases in land rights allocation. • Create reconciliation commissions. Ensure that councils or commissions established to hear grievances and restore land rights after conflicts are accessible to all and free of gender bias. If the situation requires, create a separate council for women or establish a women's ombudsman. • Include women on staff of land agencies. Increase the presence and capacity of women in positions of authority in land registry, cadaster, titling, and other agencies addressing land and resource tenure issues, using quotas if necessary.
Legal and Regulatory Framework	<ul style="list-style-type: none"> • Codify women's basic rights. Clarify and formalize rights that can strengthen women's tenure security, their access to legal recourse and to fair and equitable land allocations. Include women's rights to inherit, buy, sell, own, transfer, lease, and offer land as collateral in their own name; the right to enter freely into contracts without consents that are not required of men; and the right of joint ownership of and title to land acquired during their marriage. • Reform legal framework to protect women's rights. Review and revise all laws and regulations related to land and property allocation, secondary rights, and family and inheritance to ensure they grant women equal access to land. Design reforms with a thorough understanding of current local practices. Inform reforms with input from the communities, and ensure that the entire process includes and listens to women. • Conduct law review forums focused on gender. Educate the judiciary on statutory and case law relevant to gender-equitable distribution of land and resources, gender-equitable participation in resource governance, the role of dispute resolution forums in resolving discriminatory distribution of land and resources, and impediments to women receiving impartial resolution of disputes.

Resource Conflict and Displacement	
Rights Awareness and Empowerment	<ul style="list-style-type: none"> • Inform women of rights assistance options. Strengthen capacity of government and civil society to inform women of their rights and how to seek assistance, including the provision of women-only sessions to facilitate attendance and participation. Provide women with information on their rights; how to record, claim and enforce them; and the types of legal, financial, social, and emotional support available. Use non-technical terms, local languages, accessible formats, and the information channels women use. • Build conflict awareness. Increase understanding among male and female government officials, leaders of civil society organizations, and community leaders of the importance and benefits of ensuring women have secure tenure, and how conflict undermines women's rights to land and natural resources. • Strengthen capacity of civil servants and community leaders to deliver unbiased assistance. Build capacity of administrators, elected officials, and the judiciary working in conflict and displacement settings to apply law and policy using unbiased methods accessible to all. Provide male and female community leaders in conflict and displacement settings with information on women's legal rights to land, procedures for determining land rights in an unbiased manner, and resources available to women as they try to claim, enforce, and advocate for their rights. • Support organizations that assist women in conflict or post-conflict situations. Support groups that improve women's economic and social conditions, including their ability to settle into new communities, and function as heads of households. • Provide gender training to development practitioners. Ensure that development practitioners are aware of conditions that can have a disproportionately negative impact on women, model gender-sensitive behavior and mentoring, and offer suggestions that take women's needs into consideration.
Conflict and Dispute Resolution	<ul style="list-style-type: none"> • Promote gender-sensitive approaches in dispute resolution. Strengthen the capacity of local formal and customary dispute resolution institutions in their ability to identify constraints that women face, and apply gender-sensitive approaches to resolve conflicts and disputes over land. • Improve women's access to dispute resolution. Ensure dispute resolution mechanisms are accessible to all potential claimants—offices or locations that are safe, not too distant, open at times women can attend, in places women can visit, staffed with other women, and with paperwork requirements that are easy to understand. • Strengthen numbers and capacity of female advocates. Build the capacity of female leaders to effectively communicate, negotiate, mediate, and advocate for women's rights in the resolution of conflicts and disputes.
Restitution, Redistribution, and Consolidation	<ul style="list-style-type: none"> • Explicitly address gender in resettlement efforts. Design and implement resettlement programs that equitably allocate men and women rights to land, and address possible impediments to this goal that statutory law and local institutions may present. • Provide gender-sensitive training to decision makers. Ensure official and informal leaders charged with land restitution, redistribution, or consolidation understand the importance of ensuring equivalent rights to women and men. Provide training on gender-sensitive approaches to address conditions of conflict and displacement. • Foster gender equity in restitution, redistribution, and consolidation. Establish protocols that ensure that men and women have fair and equitable access. Ensure female-headed households are given the same priority as male-headed households. Take secondary rights into account, and ensure that women who are in polygamous relationships, or are in consensual unions but not formally married, are treated as co-owners of marital property.

	Resource Conflict and Displacement
	<ul style="list-style-type: none"> • Strengthen gender sensitivity of ex-combatants. Sensitize, train, and support local government agencies and nongovernmental organizations who provide humanitarian, technical, economic, and skills-development assistance to help ex-combatants and their families reintegrate into a post-conflict society so that their services are gender-sensitive. • Endorse gender equity in post-conflict land interventions. Implement restitution, redistribution, and consolidation programs through a participatory and open process, taking into consideration the complete spectrum of rights and applying equitable common rules to prevent women from losing their rights. • Create ad hoc groups to address women's constraints. Facilitate the creation of ad hoc or single purpose committees, councils, and support groups, potentially composed exclusively of women, to address constraints to women's ability to maintain or regain rights to land through restitution, redistribution, or consolidation programs.
Rights Delivery and Administration	<ul style="list-style-type: none"> • Document women's rights. Take advantage of restitution, redistribution, and consolidation programs to record and formalize all of women's rights including those that widows and women in polygamous and informal marriages derive from their husbands. Record usufruct rights, secondary rights, and rights to common pool resources through registration or formal or informal contracts in order to secure rights and provide the basis for their post-conflict or post-dispute restitution. • Address secondary rights in post-conflict interventions. Design resettlement and post-conflict land allocation efforts to recognize the role of secondary rights to land and natural resources, such as rights to land women derive from husbands or usufruct rights to forest products allocated by communities. • Institutionalize gender equity in rights delivery. Ensure the agencies charged with post-conflict resettlement and allocation of land and resource rights employ protocols that address cultural and social barriers that can constrain women's equal participation in claiming rights and titling land. • Publicize procedures for securing land rights using language and mechanisms that women use. Provide the members of affected communities, both men and women, with information on how to register, formalize, claim, and enforce their rights, and where to seek assistance in post-conflict resettlement efforts. • Collect, store, and report data disaggregated by sex. Ensure that information systems built to record displacement and dispossession by violence collect, store, and report data disaggregated by sex. • Register women's rights in at-risk areas. Document women's rights under customary natural resource tenure regimes in pre-conflict and disaster-prone regions to establish a foundation for equitable reestablishment post-conflict or during resettlement.
Resource Use Management	<p>Validate women's role as natural resource stewards. Raise the awareness of environment and agriculture ministry staff, local leaders, and other decision-makers concerning women's role as natural resources stewards, women's rights to land and natural resources, and the importance of clear and stable rights to effective natural resource management.</p>

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2.0 WEAK GOVERNANCE

INTERVENTIONS	CONSTRAINTS					
	Resource Conflict and Displacement	Weak Governance	Insecure Tenure and Property Rights	Inequitable Access to Land and Natural Resources	Poorly Performing (Land) Markets	Unsustainable Natural Resources Management and Biodiversity Loss
	Institutions and Governance					
	Legal and Regulatory Framework					
	Rights Awareness and Empowerment					
	Conflict and Dispute Resolution					
	Restitution, Redistribution, and Consolidation					
	Rights Delivery and Administration					
	Resource Use Management					

2.1 LTPR ISSUE

The capacity to govern equitably is a fundamental measure of a government's strength. This is as true in the management of land and natural resource tenure as in all other domains of government. In many countries, legislative reforms are leading a trend toward improved formal rights for women in land. Increasingly, statutory law includes gender-neutral language, explicitly recognizes women's rights, or prohibits gender-based discrimination. However, institutional weakness and lack of resources or political will often mean that laws are only sporadically enforced, particularly in remote rural areas, making it difficult for women to claim and enforce their formal rights. In practice, rural women's land rights are often defined by religious and/or

customary institutions regulating inheritance and marriage practices that typically favor men with ownership rights over land. Ill-conceived or improperly implemented efforts to formalize land tenure may reinforce these existing land and resource tenure-based inequities.

SUB-ISSUES

Incomplete or imperfect implementation of women's rights in law. Governments in developing countries often lack capable or sufficient human, technical, and financial resources. This lack of capacity results in the poor implementation of laws, including those intended to strengthen gender equity in land tenure. Requisite regulations may not be drafted and enforced, courts may be difficult to access and judges may be ill-informed, and administrative systems are often limited to poorly staffed and ill-equipped urban centers, and based on dated protocols and tools for mapping and registering land. A classic illustration of this discontinuity is observed in countries in which the law grants husbands and wives equal rights to land but title documents only provide space for the household head.

Limited and biased dispute mediation systems. Decision-makers in both formal and informal systems are often unaware of the importance of protecting women's land rights and the multiple factors threatening women's ability to own, use, and access land. Informal dispute resolution institutions may not adequately understand the formal law, or the religious and customary institutions that regulate disputes may favor men's rights to land as a matter of principle. Judicial and administrative authorities in charge of mediating land disputes may also be biased or lack the capacity or incentives to defend the land rights of poor or socially marginalized citizens, including women.

Underrepresentation in positions of authority. A critical shortage of female professionals weakens governmental capacity to address the concerns of all its citizens. Women are typically underrepresented in—and often entirely absent from—decision-making bodies and implementing agencies responsible for crafting policies and regulations, allocating rights to land and resources, enforcing laws, and resolving disputes.

Lack of literacy and civic education. Citizens of developing countries with weak educational systems and low levels of literacy are less likely to know their rights and be able to enforce them. In poorly educated communities, women tend to have lower levels of literacy than men, and sources of information are often segregated along gender lines. As a result, women may be less aware of the land rights they do have, and the administrative procedures to claim them.

Inadequate gender data to guide decision making. Weak governments are characterized by systems that provide inadequate, inaccurate, or out-of-date information. They may be particularly deprived of data reflecting gender differences in land use. As a result, laws, regulations, policies, and administrative systems affecting women's access and security to land are often designed and implemented without clear knowledge of stakeholder needs, preferences, and constraints.

Social protection undermined by HIV/AIDS epidemic. The extraordinary scale of the HIV/AIDS epidemic has overwhelmed community support systems as well as customary and state systems of land rights administration that are facing a much larger number of cases while internal capacity is being compromised. As organizational structures break down and management becomes burdened, previously well-functioning governance systems tend to become confusing and discriminatory, leaving the most vulnerable—widows and orphans—dependent on the compassion of their communities, traditional authorities, and local government officials. This is particularly worrisome in patriarchal communities where gender biases against widows are compounded by the stigma of the disease.

2.2 VOLUNTARY GUIDELINES WITH RESPECT TO WOMEN AND GENDER

Section 3.1 of the *Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests in the Context of National Food Security* provides the following guiding principles with respect to responsible tenure governance include:

“States should:

1. Recognize and respect all legitimate tenure right holders and their rights. They should take reasonable measures to identify, record, and respect legitimate tenure right holders and their rights, whether formally recorded or not; to refrain from infringement of tenure rights of others; Provide access to justice to deal with infringements of legitimate tenure rights. They should provide effective and accessible means to everyone, through judicial authorities or other approaches, to resolve disputes over tenure rights; and to provide affordable and prompt enforcement of outcomes...”

Further, with respect to Section 3B, *Principles of Implementation*, the following is essential for responsible governance of land, fisheries, and forests:

1. **“Human dignity:** Recognizing the inherent dignity and the equal and inalienable human rights of all individuals.
2. **Non-discrimination:** No one should be subject to discrimination under law and policies as well as in practice.
3. **Equity and justice:** Recognizing that equality between individuals may require acknowledging differences between individuals, and taking positive action, including empowerment, in order to promote equitable tenure rights and access to land, fisheries, and forests, for all, women and men, youth and vulnerable and traditionally marginalized people, within the national context.
4. **Gender equality:** Ensure the equal right of women and men to the enjoyment of all human rights, while acknowledging differences between women and men and taking specific measures aimed at accelerating de facto equality when necessary. States should ensure that women and girls have equal tenure rights and access to land, fisheries, and forests independent of their civil or marital status...”

2.3 ILLUSTRATIVE INTERVENTIONS

The range of possible interventions relevant or applicable to this particular issue constraint can be quite broad depending on circumstances, and the need in any policy context to carefully adapt, target, sequence and nuance interventions according to institutional context and need. The interventions cited below are thus generalized and illustrative. The reader is further encouraged to review interventions for other constraint categories as well as a single intervention can be relevant to multiple constraints, particularly in contexts when multiple constraints across columns of the matrix are present or when of bundle of interventions across rows is required. Issues and interventions should thus be addressed holistically rather than concentrating on a single column or row.

Weak Governance	
Institutions and Governance	<ul style="list-style-type: none"> • Strengthen civil service to employ gender-sensitive approaches. Build the capacity of male and female public officials and community leaders to employ gender-sensitive approaches to their functions relative to land and resource rights. • Train women's offices within government bodies. Expand the capacity of governmental offices responsible for women's development, such as the Ministries of Women's Affairs or Gender Monitoring Offices, to identify and address issues related to land and resource tenure. • Support transparent, inclusive, and participatory decision making. Support transparent and inclusive decision-making processes that strengthen governance and collaboration between local government and traditional authorities or local communities to clarify and enforce women's rights. Strengthen gender sensitivity at local government levels. • Improve sharing of information between jurisdictions. Develop systematic linkages and increase information sharing between state, informal, and local judicial structures, such as community justice centers. Establish protocols for the review of local decisions by the state to extend the application of progressive and gender-sensitive national laws. • Support land administration entities to better serve women's interests. Review and streamline land administration agencies to improve their operating efficiency, their transparency, their governance, and their enforcement of statutory laws formalizing and securing women's rights to land and natural resources. Such agencies may also provide separate spaces for women if it is socially uncomfortable or culturally inappropriate for women to share space with men.
Legal and Regulatory Framework	<ul style="list-style-type: none"> • Ensure non-discriminatory laws and regulations. Review and revise all laws and regulations related to land and property allocation, secondary rights, and family and inheritance to ensure they grant men and women equal access to land. Design reforms with a thorough understanding of current local practices. Inform designs with input from the communities, including the voices of women. Ensure that laws are not gender neutral on their face while being discriminatory in practice. • Provide gender sensitivity training to the judiciary. Educate the judiciary on statutory and case law relevant to gender, land and resource tenure, and property rights, including family law. • Verify impact of laws affecting women. Evaluate the implementation of laws affecting women's rights to land. Identify problems that might result from interpretation of laws, conflicts between laws, or clashes with religious or customary practices. Revise legislation or regulations to ensure that they are clear, inclusive, and gender-sensitive; understood by the communities; and adequately implemented by the governing bodies.

Weak Governance	
Rights Awareness and Empowerment	<ul style="list-style-type: none"> • Promote women's access to local-level government services. Increase availability of government resources through policy that requires services to be offered at times and in locations that enable people of both genders to participate. Reward implementers that take gender differences related to access into account. • Train and inform female leaders. Support female leaders by providing them with clear and complete information on women's rights to land and natural resources and with examples of sustainable resource management efforts, which have been successfully adopted by women in other communities. Provide them also with clear information on the type of legal, financial, social, and emotional support available to women as they try to adopt new resource management strategies. • Improve communication directed at women. Strengthen the capacity of government and civil society to inform women of their rights and how to seek assistance, relying on women-only sessions as needed to facilitate attendance and participation. • Train officials and judiciary on laws aimed at securing women's rights. Train administrators, elected officials, and the judiciary on laws relevant to securing women's rights to land and property and how to implement them. Build the capacity of state institutions to effectively and equitably protect the rights of citizens. • Inform local leaders. Provide local government and traditional leaders, male and female, with information on women's legal rights to land and natural resources, successful cases, best practices in managing land and natural resources, and information on resources available to women as they try to claim, enforce, and advocate for their rights. Encourage local leaders to champion women's land rights. • Support community conversations on women's issues and rights. Support community conversations designed to raise awareness of the importance and benefits of ensuring that men and women have equivalent opportunities to participate in and be heard by all the decision-making bodies tasked with managing land, property, and resource rights. Encourage the community to identify current practices biased against women and come up with appropriate gender solutions. • Create women's community organizations to advocate rights and needs. Provide the conditions for the creation of women's community organizations capable of addressing needs that government is unable to provide, including mutual support for understanding, claiming, and defending rights to land.
Conflict and Dispute Resolution	<ul style="list-style-type: none"> • Enhance gender-sensitive dispute resolution. Strengthen the capacity of local formal and customary dispute resolution institutions in their ability to identify constraints that women face, and apply gender-sensitive approaches to resolve conflicts and disputes over land. • Improve women's access to dispute resolution. Ensure that dispute resolution mechanisms are accessible to all potential claimants. Ensure that offices or locations are safe and not too distant, open at times that women can attend, in places that women can visit, staffed with at least some women, and with paperwork requirements that are easy to understand. Support actions that help women be heard and communities understand that existing dispute resolution mechanisms will not discriminate against women. • Support legal assistance groups. Provide grants and training to legal assistance groups that work with women to improve legal recourse and the effectiveness of conflict/dispute resolution. • Build capacity to negotiate, mediate, and advocate women's rights. Build capacity of civil society organizations and female leaders to effectively communicate, provide early warning, negotiate, mediate, and advocate for women's rights in the resolution of conflicts and disputes.

	Weak Governance
Restitution, Redistribution, and Consolidation	<ul style="list-style-type: none"> • Mainstream gender. Incorporate gender awareness into all aspects of restitution, redistribution, and consolidation programs. Employ women, raise rights awareness, ensure accessibility of services, and provide equity in the allocation and enforcement of the rights of men and women. Support women leaders and advocates and, if needed, create separate women's boards, committees, or councils. • Use open and participatory processes. Implement restitution, redistribution, and consolidation programs through a participatory and open process, taking into consideration the complete spectrum of rights and applying equitable common rules to prevent women from losing their rights. • Record and formalize women's rights. Record and formalize rights through restitution, redistribution, and consolidation programs, including those rights that widows and women in polygamous and informal marriages derive from their husbands.
Rights Delivery and Administration	<ul style="list-style-type: none"> • Strengthen government capacity to clarify and record women's rights. Build government capacity to register, map, or otherwise record women's rights to land and natural resources and common pool resources to clarify and secure women's rights, and provide a legal basis for their enforcement. • Remove gender bias in administration of land rights. Review land registry, cadaster, titling, and other procedures to remove gender biases in the administration of land rights. Ensure they are consistent with laws that allow women to register or hold title to land, individually or jointly with their husbands. Hold administrators responsible for gender-equitable services. • Build women's trust in public institutions. Train staff of rights formalization programs to provide services without gender biases to strengthen women's trust in land administration systems. • Make records and procedures transparent and accessible to women. Provide information, including at local government levels, on rights and the steps necessary to formalize, claim, or enforce rights to land and natural resources. Use local language, friendly formats, and information channels everyone, including women, can access. Establish and implement procedures to create cadasters that are publicly accessible, with provisions for citizens who are illiterate or lack technical knowledge.
Resource Use Management	<ul style="list-style-type: none"> • Include women in natural resources management institutions. Use community titling and co-management options to protect and reinforce women's ability to be included and heard when communities make decisions regarding the management, use, and stewardship of common pool natural resources. • Practice inclusive and participatory land use planning. Involve women as stakeholders in participatory land use planning that balances local, regional, and national priorities and that recognizes and negotiates among competing interests. • Broaden awareness of women's rights in natural resource planning. Build nongovernmental organizations' capacity to inform government decision-making through research and conversations about women's rights to land, forest, pasture, and water resources, and the health of these resources.

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3.0 INSECURE TENURE AND PROPERTY RIGHTS

INTERVENTIONS	CONSTRAINTS					
	Resource Conflict and Displacement	Weak Governance	Insecure Tenure and Property Rights	Inequitable Access to Land and Natural Resources	Poorly Performing (Land) Markets	Unsustainable Natural Resources Management and Biodiversity Loss
	Institutions and Governance					
	Legal and Regulatory Framework					
	Rights Awareness and Empowerment					
	Conflict and Dispute Resolution					
	Restitution, Redistribution, and Consolidation					
	Rights Delivery and Administration					
	Resource Use Management					

3.1 LTPR ISSUE

In developing countries across the world, the governance institutions and local practices that determine land and natural resource tenure provide women only tenuous rights. While countries increasingly incorporate provisions in statutory law to secure women's rights to land, the impact of these laws on the ground can be weak. Legal provisions tend to be poorly understood and poorly implemented, and they often fail to reach women effectively. In some cases, provisions from land laws and regulations conflict with what inheritance or marriage laws stipulate. Largely, local and customary institutions and norms tend to grant women indirect

access to land through their husbands, other male relatives, or the community. The rights women secure through these relationships are often limited to usufruct rights and are vulnerable to changes in the social relationships from which they derived. Women's social status often prevents, or makes more difficult, the protection of the rights that they do have through formalization, as well as their defense through public dispute resolution mechanisms. Women become particularly vulnerable in times of extensive change in land rights. Women's tenure vulnerability, in turn, reduces their ability to make long-term investments in land and property, seek credit, influence family decisions, and participate in their communities.

SUB-ISSUES

Rights vulnerability due to customary family norms. Local customary tenure regimes often grant women access to land through male relatives. This limits women's ability to take part in decisions about land and, given the key role that land plays in their livelihoods, it can further reinforce women's vulnerability. It also makes women's rights to land vulnerable to divorce, the death of a husband, or the breaking of bonds with other male relatives. In polygamous marriages, the usufruct rights women derive through their husbands may be lost if their husbands marry additional wives, or if other wives give birth to sons. Female-headed households can be vulnerable to unclear land rights.

Legal pluralism. In most developing countries, women's rights to land are governed by a web of religious or socio-cultural local and national institutions and dispute resolution mechanisms. The presence of these overlapping systems provides advantages to people skilled in negotiating who can appeal to the rules and authorities that best serve their interests at the expense of less powerful claimants, such as women.

Inadequate reach and bias of judicial systems. Government efforts to increase the security of women's land tenure through statutory law are ineffective if that law is not applied and enforced. Various factors reduce women's ability to enforce rights through formal government channels and thus decrease their capacity to maintain rights over time. The barriers that women face in appealing to courts include a lack of awareness of their rights, unfamiliarity with judicial procedures, and the inability to submit claims due to literacy, transportation, or financial constraints, or social norms that do not allow women to publically confront others. Similar constraints reduce the likelihood that women will seek assistance in order to make or defend claims. Customary dispute resolution systems tend to be more accessible to women, but often make decisions based on customary law rather than formal law, which may be less beneficial to women.

Inadequate reach and bias of administrative systems. The barriers that women face when they try to access agencies that title land, register marriages, or perform other administrative services can limit their ability to formalize and preserve their land rights. Administrative agencies are often far from rural villages, are costly, and require a public appearance or the consent of a husband or father. Women often do not know their rights or understand the procedures required to register their land or their marriages. Agencies are frequently staffed with men with little gender sensitivity. Regulations that require an action be taken within a strict period of time may also limit women's ability to participate.

Secondary rights often overlooked. Programs designed to formalize customary rights to land are rarely able to capture all rights. Efforts designed to convert land to individual title have often assigned ownership to household heads, overlooking use rights that wives tend to derive from their husbands. These programs have also assigned individual titles to common pool resources, effectively reducing women's harvesting rights to natural resources. Furthermore, programs that consolidate, redistribute, or restitute land ownership may fail to recognize—and thus end up terminating—usufruct rights held by women.

Higher land values leading to loss of property rights. Because women’s rights to land tend to be insecure and informal, they are vulnerable to changes in the value of land. When land becomes more valuable, because of the introduction of more remunerable crops, new physical infrastructure, better-defined rights, or land scarcity, their husbands or other male relatives may reclaim the land.

Gender bias resulting from overlapping or conflicting legislation. Tenure insecurity increases when people can claim land rights under different, and sometimes conflicting, rules or laws. Men who are often more literate, educated, and better able to navigate legal systems may use conflicting legislation to secure their own control over resources at the expense of their female partners.

Forced removal of HIV/AIDS widows and property grabbing. Widows who lost their husbands to HIV/AIDS are particularly vulnerable to losing their land. In customary patriarchal settings—especially in those that tend to blame women for infecting their husbands—widows are subject to intense family pressure to leave their marital homes. In cases in which widows are protected and allowed to stay on their late husband’s land, widows understand that remarrying would mean losing their rights to this land. In addition, cultivation can be a challenge for families whose labor force, savings, and other resources have been diminished by the disease. Widows may also lose their rights because of productivity-enhancing land codes adopted in some countries that stipulate that land lying in fallow for a certain number of years in succession automatically reverts to the allocating authority.

3.2 VOLUNTARY GUIDELINES WITH RESPECT TO DISCRIMINATION

Section 4 of the *Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests in the Context of National Food Security* provides the following guiding principles with respect to rights and responsibilities related to gender, and Section 4.6 specifically deals with discrimination:

1. “States should remove and prohibit all forms of discrimination related to tenure rights, including those resulting from change of marital status, lack of legal capacity, and lack of access to economic resources. In particular, states should ensure equal tenure rights for women and men, including the right to inherit and bequeath these rights...
2. States should consider providing non-discriminatory and gender-sensitive assistance where people are unable through their own actions to acquire tenure rights to sustain themselves, to gain access to the services of implementing agencies and judicial authorities, or to participate in processes that could affect their tenure rights.”

Further under Section 5 dealing with policy, legal, and organizational frameworks:

1. “States should consider the particular obstacles faced by women and girls with regard to tenure and associated tenure rights, and take measures to ensure that legal and policy frameworks provide adequate protection for women and that laws that recognize women’s tenure rights are implemented and enforced. States should ensure that women can legally enter into contracts concerning tenure rights on the basis of equality with men and should strive to provide legal services and other assistance to enable women to defend their tenure interests.
2. States should develop relevant policies, laws, and procedures through participatory processes involving all affected parties, ensuring that both men and women are included from the outset. Policies, laws, and

procedures should take into account the capacity to implement. They should incorporate gender-sensitive approaches, be clearly expressed in applicable languages, and widely publicized.”

3.3 ILLUSTRATIVE INTERVENTIONS

The range of possible interventions relevant or applicable to this particular issue constraint can be quite broad depending on circumstances, and the need in any policy context to carefully adapt, target, sequence and nuance interventions according to institutional context and need. The interventions cited below are thus generalized and illustrative. The reader is further encouraged to review interventions for other constraint categories as well as a single intervention can be relevant to multiple constraints, particularly in contexts when multiple constraints across columns of the matrix are present or when of bundle of interventions across rows is required. Issues and interventions should thus be addressed holistically rather than concentrating on a single column or row.

Insecure Tenure and Property Rights	
Institutions and Governance	<ul style="list-style-type: none"> • Promote fair and impartial judiciary. Locate courts in areas that women can visit or establish mobile land or family courts that regularly visit rural areas, provide a women-friendly environment, and offer hours of operation that meet women’s needs. Grant women a say in who represents their interests. • Build gender awareness and capacity of public officials. Build the capacity of male and female public officials and community leaders to promulgate, administer, and enforce policy, laws, and regulations that strengthen women’s rights to land and natural resources. Provide inexpensive services to women, for example, a reduced cost for a land document if women’s names are present. Encourage land agency officials to have office hours in rural areas. • Harmonize national policy on women and land. Harmonize land tenure reform with other national priorities, such as pro-poor policies and Millennium Development Goals. Design reforms in a manner sensitive to men’s and women’s conditions and constraints, and explicitly recognize the potential contribution of strengthened land rights for women to poverty reduction. • Strengthen civil society’s capacity to advocate for women’s rights. Expand the capacity and role of civil society, including women’s organizations, so they can effectively advocate for the importance of strengthening women’s land rights and advocate for stronger protections in areas where women’s rights to land are vulnerable. • Ensure clarity of institutional mandates regarding women’s rights. Clarify and streamline overlapping institutional mandates and processes to reduce ambiguity, improve operating efficiency and governance, and enable clear authority for the allocation and protection of women’s rights to land and natural resources.
Legal and Regulatory Framework	<ul style="list-style-type: none"> • Strengthen women’s tenure security. Clarify and formalize women’s rights to increase their tenure security. Codify women’s right to inherit, buy, sell, own, transfer, lease, and offer land as collateral in their own name; the right to freely enter into contracts without consents that are not required of men; and the right of joint ownership of, and title to, land that was acquired during their marriage. • Review and revise laws and regulations related to women and physical/natural property. Review and revise all laws and regulations related to land and property allocation, secondary rights, and family and inheritance in order to strengthen women’s rights to land. Base reforms on public input and an understanding of current local practice. Eliminate overlapping or conflicting legislation, which allow decision-makers too much flexibility to rule against

	Insecure Tenure and Property Rights
	<p>vulnerable populations, including women.</p> <ul style="list-style-type: none"> • For communal lands, recognize all adult members of a household as title or leaseholders. Work with local agencies and community leaders to formally list all adults within the same household as holders of the land to provide the greatest amount of tenure security and protection in case of land takings. • Formalize secondary rights. Ensure that efforts to formalize rights to land recognize and accommodate secondary rights held by women, such as their rights to use communal land. Consider not individualizing common pool resources. • Ensure non-discrimination. Ensure that regulations that are not discriminatory on their face are not discriminatory in fact. For example, review whether documents that are required for registration of land are easy for both men and women to acquire.
Rights Awareness and Empowerment	<ul style="list-style-type: none"> • Educate the judiciary on women and land issues and law. Educate the judiciary on statutory and case law relevant to gender, land and resource tenure, and property rights. • Build gender awareness in dispute resolution options. Raise awareness of formal and informal dispute resolution systems among women, community members, and other stakeholders. • Strengthen government awareness/capacity of women's rights. Train administrators and elected officials on the importance of protecting women's rights to land, and on how to implement laws that secure those rights. • Raise gender awareness through community outreach. Provide the public with information on women's rights; how to record, claim, and protect them; and legal, financial, and social support available through public or donor-supported programs. Provide women-only sessions if needed to enhance their ability to attend and participate. Use non-technical terms, local languages, accessible formats, and the information channels women access. • Foster support networks for women. Promote and support networking groups that improve women's economic and social conditions, including their ability to claim and maintain rights to land under formal and local systems. • Enrich civic education on women's issues and rights. Include modules in the school curriculum to raise boys' and girls' awareness of the country's commitment to equitable and secure access to land for both men and women.

Insecure Tenure and Property Rights	
Conflict and Dispute Resolution	<ul style="list-style-type: none"> • Provide leadership on protecting women's rights. Send clear messages at the national, regional, and local levels describing women's rights to land and natural resources and explaining how formal conflict and dispute resolution bodies will support, enforce, and protect these rights. Be explicit on why it is important that the vulnerability of women's tenure security be taken into consideration when resolving conflicts and disputes. • Improve women's access to dispute resolution. Strengthen the ability of local formal and customary dispute resolution institutions to implement laws that strengthen women's land tenure security. Ensure that women have access to dispute resolution mechanisms by paying attention to agency location, hours of operation, and safety considerations, as well as the paperwork requirements and the size and gender composition of their staff. Provide mobile resources where necessary. • Strengthen advocacy for women. Build the capacity of civil society organizations and female leaders to effectively communicate, negotiate, mediate, and advocate for women's rights in the resolution of conflicts and disputes. • Provide legal assistance to women and minorities. Establish systems that provide legal assistance to women at an affordable cost. Train community members to function as paralegals. Build in mechanisms for gathering and consolidating data about these cases to help identify areas in need of intervention. • Remove impediments to accessing justice. Stamp out corruption that leads to conflict, land grabbing, and tenure insecurity, and promote a culture of zero tolerance. Clarify and strengthen judicial procedures for hearing and settling cases involving land disputes ensuring that they are timely, transparent, and fair to women.
Restitution, Redistribution, and Consolidation	<ul style="list-style-type: none"> • Develop gender-sensitive restitution/compensation regulations. Establish and implement gender-sensitive procedures to reconstitute original lands, resettle to equivalent lands, or otherwise compensate lost rights to land and resources. • Promote participatory processes inclusive of women. Implement restitution, redistribution, and consolidation programs through a participatory and open process, taking into consideration equity protections and engagement of all stakeholders, including both men and women and primary and secondary right holders. • Create gender-focused working groups. Facilitate the creation of ad hoc or single-purpose committees, councils, and support groups, potentially composed exclusively of women, to address constraints to women's ability to maintain or regain rights to land through restitution, redistribution, or consolidation programs.
Rights Delivery and Administration	<ul style="list-style-type: none"> • Formalize and document women's rights. Register, map, or otherwise record women's rights to land and natural resources and common pool resources to clarify and secure women's rights, and provide a legal basis for their enforcement. Include those rights that widows and women in polygamous and informal marriages derive from their husbands, and secondary rights. • Ensure gender sensitivity in design of land formalization processes. Train staff of administrative services and rights formalization programs to provide services without gender biases and that address needs of women. • Remove gender bias in land administration. Review land registry, cadaster, titling, and other procedures to remove gender biases in the administration of land rights. Ensure they are consistent with laws that allow women to register or hold title to land, individually or jointly with their husbands. Ensure that women do not receive land that is inferior to land that men receive.

	Insecure Tenure and Property Rights
Resource Use Management	<ul style="list-style-type: none"> • Include women in devolved natural resources management. Use participatory planning, community titling, and co-management options to reinforce the stewardship potential of common pool natural resources. Promote women's participation in bodies governing those resources. • Support technology that broadens access of women and minorities to natural resources systems. Use geographic information systems to facilitate the recording of the women's land rights over time, and their relationship to natural resource health, and climate change. • Build NGO capacity to inform government on gender and NRM. Enhance the capacity of nongovernmental organizations to inform government decision-making through research and conversations about the link between women's rights to land, forest, pasture, and water resources, and the health of these resources.

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4.0 INEQUITABLE ACCESS TO LAND AND NATURAL RESOURCES

		CONSTRAINTS					
		Resource Conflict and Displacement	Weak Governance	Insecure Tenure and Property Rights	Inequitable Access to Land and Natural Resources	Poorly Performing (Land) Markets	Unsustainable Natural Resources Management and Biodiversity Loss
INTERVENTIONS	Institutions and Governance						
	Legal and Regulatory Framework						
	Rights Awareness and Empowerment						
	Conflict and Dispute Resolution						
	Restitution, Redistribution, and Consolidation						
	Rights Delivery and Administration						
	Resource Use Management						

4.1 LTPR ISSUE

The socio-cultural, religious, and political institutions that shape individual's access to land and natural resources in developing countries have historically disadvantaged women, particularly in rural areas. They

have restricted women's access to natural resources, the quantity and quality of land they can farm, the extent to which they can count on these assets for their families' livelihoods, and the long-term security of the resources they can access. These limitations reflect and reinforce women's vulnerability. Often, women's access to land and natural resources is indirect and dependent on their husbands, sons, other male relatives, or communities. Significant rights to land such as the ability to make decisions about its use, the ability to make investments, and the ability to control the income this land generates are very often in the control of men. Women, on the other hand, often require the approval of a husband or other male before making any of these decisions. Women who are widowed, divorced, or do not have sons tend to have weaker and less secure land rights. Women's ability to access natural resources or own land can be further restricted by discriminatory family laws and norms that give stronger inheritance rights to sons. State titling, reform, or resettlement efforts that target the head of the household, that are not implemented as intended, or that formalize use rights previously held by women under men's names exacerbate the problems.

SUB-ISSUES

Gender bias in inheritance practices. In patri-local societies, families are less likely to give long-term land rights to girls who are expected to marry and move to their husbands' households. When they leave their birth households, women typically lose any of the land rights they did have and, as outsiders, they are rarely granted equal rights in their new households.

Unequal treatment of spouses. Women can lose the land rights they had acquired and find themselves in a vulnerable position if their husbands die or divorce them or if they were in a consensual union rather than formally married.

Gender bias in state governance. Nations have increasingly revised laws and policies to remove gender inequities. Many have also designed agricultural reform, land titling, and redistribution programs meant to be gender-neutral. However, these reforms have not always been successful at addressing gender inequities. Implementing regulations may be incomplete or unclear, other laws indirectly related to land may conflict with the new land laws hindering their implementation, and institutional weaknesses may impede their administration and enforcement, especially in rural areas. Even when government efforts address gender biases, they may encounter strong resistance or not be implemented if they conflict with existing cultural norms regarding access to land and natural resources. Lack of education and limited public communication may significantly limit women's awareness of the formal rights they do have, as well as how to claim them and enforce them. Finally, because they do not publicly represent their households, women are often left out of information and education meetings.

Indirect exclusion of women resulting from lack of experience. Land redistribution or regularization programs and farm restructuring policies described as "gender neutral" may actually reinforce existing biases and exclude women. This could be the case, for instance, if targeting beneficiaries according to the type of activities they perform or the years they have been in the labor force, or if perceptions of their ability to use land lead to biased allocations of rights to own or use land that favor men.

Gender bias from broader socio-cultural factors. The secondary status granted women in many communities can limit women's ability to engage in the public interactions necessary to claim and enforce their land rights, by placing them at a disadvantage when it comes to attending public meetings, accessing information, participating when decisions are being made, and establishing their own connections with formal and informal leaders. Social restrictions on what is considered appropriate behavior for women can also limit women's productivity and their ability to generate a living from their land if they are unable to use machinery,

work with oxen, hire male labor, produce cash crops, or travel to distant markets. In general, women's vulnerable position in their families and their communities weakens their ability to influence decisions on how to use the land, on whether the land is rented out or sold, and on how the proceeds derived from it are used.

Unheard women's voices. Women's needs and suggestions are less likely to be heard by decision-making and governing bodies as their staff often lack awareness. There is a shortage of professionals who represent women's concerns, and women often do not have the training and social influence to argue their cases effectively.

Gender inequity based on differences in land quality. Women are often allocated marginal or degraded agricultural land that may be more vulnerable to droughts, floods, and other forms of intense climate events or climate changes.

Compromised ability of HIV/AIDS widows to use or retain land assets. The ability of widows to use their land productively can be challenged by the time needed to care for the sick and by the extended mourning period that survivors are asked to keep. Their productivity is often further constrained by expenses associated with the disease—medical attention and funeral cost—which can deplete savings and assets, restricting their ability to purchase inputs or hire help. These constraints are particularly severe for widows whose extended families and communities have been heavily affected by the epidemic, effectively decimating their social safety net.

4.2 ILLUSTRATIVE INTERVENTIONS

The range of possible interventions relevant or applicable to this particular issue constraint can be quite broad depending on circumstances, and the need in any policy context to carefully adapt, target, sequence and nuance interventions according to institutional context and need. The interventions cited below are thus generalized and illustrative. The reader is further encouraged to review interventions for other constraint categories as well as a single intervention can be relevant to multiple constraints, particularly in contexts when multiple constraints across columns of the matrix are present or when of bundle of interventions across rows is required. Issues and interventions should thus be addressed holistically rather than concentrating on a single column or row.

Inequitable Access to Land and Natural Resources	
Institutions and Governance	<ul style="list-style-type: none"> • Strengthen constitutional rights of women to land and resources. Strengthen rights to land and natural resources through constitutional amendments, in particular for women and vulnerable populations. • Increase women's access to justice. Provide fair and impartial judiciary, courts, and magisterial systems. Locate courts in areas women can visit, provide a women-friendly environment, and offer hours of operation that meet women's needs. Grant women a say in who represents their interests. Work with local or informal dispute resolution bodies to understand women's land rights needs and the limitations faced in enforcing the law. • Support devolution of authority to promote equity. Support the transition to local control over land and natural resources and the identification of local solutions to promoting equitable access. Promote transparent and inclusive decision-making that strengthens collaboration between local government and community leaders as they clarify and enforce an equitable distribution of rights to land and resources. • Build gender capacity of public officials. Build the capacity of male and female public officials and community leaders to promulgate, administer, and enforce

Inequitable Access to Land and Natural Resources	
	<p>policy, laws, and regulations that recognize and formalize women's rights to land and natural resources.</p> <ul style="list-style-type: none"> • Promote adherence to gender laws and regulations. Develop systematic linkages and increase the sharing of information among state, informal, and local judicial structures. Establish protocols for the state's review of local decisions in order to improve the implementation of progressive national laws. For example, the formal judiciary might be required to audit local decisions on a yearly basis to ensure that they are following national legislation and principles of equity.
Legal and Regulatory Framework	<ul style="list-style-type: none"> • Strengthen regulation and enforcement of women's rights. Establish and enforce the legal and regulatory framework for the transparent and public allocation and management of state land, including procedures for public land takings. Strengthen the capacity of the judiciary, courts, and magisterial systems to clarify and protect property rights for all citizens with attention to women. • Reform laws to ensure gender equity. Review and revise all laws and regulations related to land and property allocation, secondary rights, and family and inheritance to ensure that they grant men and women equal rights to land. Design reforms with a thorough understanding of current local practices. Inform them with input from the communities, and ensure that the entire process includes and listens to women. Ensure that under the law, women who are in consensual unions have the same rights to property acquired during that union as married women do. • Regulate expropriation and eviction to protect women's rights. Enact laws and establish implementing regulations that provide clear processes for expropriation of land and eviction that protect women and other vulnerable groups. Recognize in law the principle of a local community's right to free, prior, and informed consent prior to public land takings. • Evaluate and strengthen women's rights in law and program implementation. Identify and address weaknesses in the implementation of laws and programs intended to improve women's access to land. Consider the extent to which women are aware of these laws and programs, the gender sensitivity of the current administrative procedures, and the government's reach. • Reconcile gender differences between statutory law and customary practice. Conduct public forums to discuss and reconcile differences between women's access to land and resources under statutory laws and religious and customary practices. • Monitor impact of legal reform on women. Evaluate the implementation of laws affecting women's access to land and identify problems that might result from how laws are interpreted, conflicts between laws, or clashes with religious or customary practices. Revise legislation or regulations as necessary. Ensure that implementing regulations are clear and that gender-neutral language is not reinforcing discriminatory practices.
Rights Awareness and Empowerment	<ul style="list-style-type: none"> • Support gender dialogue on land reform options. Provide the public with information on land reform options and strategies/mechanisms to broaden access to land and resources, in terms of both quantity and quality. Conduct public forums to raise awareness of the importance and benefits of ensuring that men and women have equitable access to land and natural resources, identify current practices that can limit women's access to land, and find socially acceptable ways to address them. • Provide support for women's advocacy and leadership training. Increase nongovernmental organizations' and female civil society leaders' ability to help women secure rights to land through trainings designed to improve their networking, advocacy, negotiation, and leadership skills. • Reinforce accountability between local leaders and constituents including women. Reinforce systems of accountability between local leaders and their constituents, particularly women and other vulnerable groups, that facilitate

	Inequitable Access to Land and Natural Resources
	<p>broadening access to land and resources.</p> <ul style="list-style-type: none"> • Inform women of rights and access using means appropriate to women. Provide women with information on their rights and on how to record, claim, and enforce them, and the types of legal, financial, social, and emotional support available to them. Use non-technical terms, local languages, accessible formats, and the information channels women use. Ensure that women can attend public meetings by paying attention to the time and place of those meetings. • Support human rights commissions to strengthen women's rights. Improve the capacity of human rights commissions to strengthen and protect rights relevant to women's access to land and natural resources. • Modify school curricula to mainstream gender. Include modules in the school curriculum to raise boys' and girls' awareness of the country's commitment to equitable and secure access to land for both men and women.
Conflict and Dispute Resolution	<ul style="list-style-type: none"> • Support women with dispute resolution and legal aid. Raise awareness of formal and informal dispute resolution systems among women, community members, and other stakeholders who have inequitable access to land and resources. Train community leaders in alternative dispute resolution methods and ensure they understand the importance of secondary right holders, particularly with regard to women and vulnerable groups. Support organizations providing legal assistance to help women and those with less power, wealth, or technology in securing access. • Promote participatory forums on conflict over women's access to land and resources. Sponsor facilitated forums of community and government stakeholders involved in disputes surrounding access to land and natural resources to ensure that all voices, including those of women, are heard, and that key leaders and decision makers understand the root causes of grievances. • Raise women's awareness on dispute resolution options. Raise women's awareness of how they can reach formal and informal dispute resolution systems. Disseminate information about organizations, groups, or resources that can guide or support them so that they can present their case effectively. • Develop early warning systems to protect women. Build the capacity of civil society organizations to provide early warning on problems arising over inequitable access, and assess, monitor, document, and report conflicts arising therefrom.
Restitution, Redistribution, and Consolidation	<ul style="list-style-type: none"> • Evaluate results of land reform programs to ensure gender sensitivity. Evaluate the results of land redistribution and consolidation policies and procedures to verify that they are gender-sensitive, that female-headed households are treated fairly, and that women and men receive land of equivalent value. • Promote women's participation in land reform. Support processes that usually involve breaking up large land holdings and redistributing the land to landless people, those who were wrongfully displaced by the larger land holding, or those who had been working on the larger land holding. Ensure these programs target women beneficiaries. • Institutionalize gender-sensitive training in eviction processes. Provide gender-sensitive training for magistrates and legal workers in the proper means for eviction according to the law. Provide grants to legal aid groups that defend the rights of women facing eviction. • Settle or resettle displaced women. Offer voluntary settlement to women displaced by resource conflict, climate change, and other "acts of God," including refugees, displaced transhumant groups, and internally displaced populations.
Rights Delivery and Administration	<ul style="list-style-type: none"> • Enforce women's rights in redistribution and reallocation. Inform efforts to redistribute land or to reallocate rights with a thorough understanding of the range of rights currently held by women, the social and economic importance of these rights, and the mechanisms through which family laws and local institutions limit

	Inequitable Access to Land and Natural Resources
	<p>women's ability to exercise their land rights and to participate in programs that allocate land or document land rights.</p> <ul style="list-style-type: none"> • Make records accessible to women. Establish and implement procedures to create and maintain public cadasters with provisions for citizens who are illiterate or lack technical knowledge. Enable women to use this information about who owns land so they may advocate for a more equitable distribution. • Formalize land holdings of women. Register, map, or otherwise record women's rights to land and natural resources and common pool resources to clarify and secure women's rights, and provide a legal basis for their enforcement. Create a way for women to participate in all aspects of rights formalization, including those activities usually undertaken only by men (e.g., mapping).
Resource Use Management	<ul style="list-style-type: none"> • Document settlement patterns to prevent illegal displacement. Support state and civil society institutions that demarcate and document local settlement patterns and resource use rights to prevent the illegal displacement of local communities living near forest concessions or protected areas. • Provide incentives to women to support conservation. Develop incentive-based mechanisms targeting women to prevent the overexploitation of natural resources in ways that reduce smuggling, poaching, and illegal harvesting, and draw production into the formal chains of custody. Protect women's legal access and use of resources, while penalizing illegal exploitation. • Promote equity-sharing models that include women and address their constraints. Promote participatory land use planning, co-management models, conservancies, and other mechanisms that include women and promote asset pooling to improve land use productivity and resource conservation, or broaden access to government services.

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5.0 POORLY PERFORMING (LAND) MARKETS

		CONSTRAINTS					
		Resource Conflict and Displacement	Weak Governance	Insecure Tenure and Property Rights	Inequitable Access to Land and Natural Resources	Poorly Performing (Land) Markets	Unsustainable Natural Resources Management and Biodiversity Loss
INTERVENTIONS	Institutions and Governance						
	Legal and Regulatory Framework						
	Rights Awareness and Empowerment						
	Conflict and Dispute Resolution						
	Restitution, Redistribution, and Consolidation						
	Rights Delivery and Administration						
	Resource Use Management						

5.1 LTPR ISSUE

Well-performing markets are often seen as a key ingredient for economic growth and development. Yet in developing countries, the ability of markets to enable an inclusive, sustainable, and efficient reallocation of land and natural resources is often hampered by unclear property rights, missing land use planning and management tools, overlapping legal and customary tenure systems, poorly maintained records, lack of transparency, and high transaction costs. The imperfection and segmentation of land markets have a disproportionately negative effect on women. Because of their relatively lower income and their more

restricted access to credit, women are less likely to be able to purchase land, even in cases when norms and regulations allow them to do so. Since they are also less likely than men to have titled ownership rights, they have fewer opportunities to sell their property or to offer it as collateral for capital or other agricultural inputs. This affects not only how much women (and their families) can produce but also their status, leaving them in a more vulnerable position and limiting their ability to influence their families and their communities.

SUB-ISSUES

Market engagement constrained by formal laws and customary rules. Legal restrictions and social norms may limit women's ability to engage in market transactions. Social norms may prevent women from engaging in any type of transaction with men. Legal restrictions or social norms may require that women have the consent of a male relative, often their husband or father, to enter into contracts.

Lack of clarity about transferring rights. Laws that require consent for land transactions when land is co-owned may fail to specify what constitutes valid proof of consent (written or verbal permission) and, in the case of polygamous relationships, whose consent is required. This lack of clarity can reduce a potential buyer's interest in acquiring a plot and a potential lender's interest in operating in the region. From the seller's side, the lack of clarity can give rise to arbitrariness, rent-seeking opportunities, and abuse of power that can affect the most vulnerable.

Challenges to formalizing pro-market rights. Women who are poor and live in remote areas often lack the citizenship documents required to enter into contractual agreements to formally acquire or transfer property rights. In addition, social customs, family dynamics, and biased officers can limit women's ability to formally register the land rights they do have and, without proper registration, it is more difficult to transfer those rights and the property has less commercial value.

Limited access to formal credit. If women do not own land or do not have formal titles to prove their ownership rights, they lack the most traditional type of collateral and, as a result, may have limited or no access to formal credit. While the expansion of microcredit programs has broadened the type of assets financial institutions will consider as collateral, formal borrowers (those that are regulated) still consider land to be the only acceptable form of collateral for larger loans (and in some places, for any loan).

Undeveloped markets resulting in distressed sales. The shortage of labor and financial burden associated with HIV/AIDS limit households' and particularly women's ability to fully utilize the land. Without well-developed and secure land rental markets that allow women to safely rent out their land, or the ability to use land as collateral to borrow money from regulated institutions, widows may be forced into distressed land sales to meet their household needs.

5.2 ILLUSTRATIVE INTERVENTIONS

The range of possible interventions relevant or applicable to this particular issue constraint can be quite broad depending on circumstances, and the need in any policy context to carefully adapt, target, sequence and nuance interventions according to institutional context and need. The interventions cited below are thus generalized and illustrative. The reader is further encouraged to review interventions for other constraint categories as well as a single intervention can be relevant to multiple constraints, particularly in contexts when multiple constraints across columns of the matrix are present or when of bundle of interventions across rows is required. Issues and interventions should thus be addressed holistically rather than concentrating on a single column or row.

Poorly Performing (Land) Markets	
Institutions and Governance	<ul style="list-style-type: none"> • Increase women's confidence in legal market transactions. Provide fair, impartial, accessible, and efficient judiciary, courts, and magisterial systems so that contracts can be enforced and women know they can rely on these systems as they engage in market transactions. • Advocate for change to increase women's participation in markets. Expand the capacity and role of civil society, including women's organizations, in bringing to light constraints that limit women's access to and full participation in land markets, and in advocating for changes in land titling and registration that will improve women's access to markets. • Provide oversight to informal credit markets to promote gender equity. By law, allow informal credit institutions to function with fewer regulations and requirements than formal institutions but with periodic oversight by state actors to ensure women's continual access to credit. • Prevent bias against women in customary transactions. Establish protocols for state offices (registration, judiciary) to review local procedures to ensure that they do not discriminate against women by enforcing customary rather than formal rules related to land transactions. • Facilitate women's access to credit institutions. Ensure that credit institutions have fair and equitable rules regarding the provision of credit to both women and men. Ensure credit institutions are accessible to women and men in terms of form languages, institution locations, and other socio-cultural factors.
Legal and Regulatory Framework	<ul style="list-style-type: none"> • Revise the legal framework to enable women's transactions. Enact laws and promulgate implementing regulations to promote and protect efficient performance of land markets, and assure equal opportunity for all citizens and equal protection of both formal and customary legal systems. Identify and address gender bias in implementation of laws and programs intended to regulate women's ability to acquire and transfer rights to land and natural resources. • For communal land, recognize all adult members of a household as title or leaseholders. Work with local agencies and community leaders to formally list all adults within the same household as holders of the land to provide the greatest amount of tenure security and protection in case of land takings. • Establish fee structures that do not disadvantage women. Analyze and revise fees paid for land transactions to levels appropriate to country's economic status. Promote parity in fees paid to women as compared to men. • Develop policy/law promoting registration of women's rights. Implement fiscal and tax policies that create incentives for land registration. Promote women's awareness of the benefits of these policies. • Codify women's rights to buy, sell, and lease. Clarify and formalize rights that strengthen women's tenure security and access to legal recourse and land allocations that are fair and equitable. Include women's right to inherit, buy, sell, own, transfer, lease, and offer land as collateral in their own name; enter freely into contracts without consents not required of men; and joint ownership of and title to land that was acquired during their marriage.
Rights Awareness and Empowerment	<ul style="list-style-type: none"> • Use media and public consultation to increase gender awareness. Use media and public consultation to increase awareness of opportunities to register rights in land and engage in transactions. Conduct public forums to raise awareness of the importance and benefits of men and women having equitable access to land and natural resources, to identify current practices that can limit women's access to land, and to find socially acceptable ways to address them. • Accurately document women's rights. Facilitate market transactions by documenting existing rights, including those held by women. • Strengthen gender awareness of professionals involved in land-related transactions. Train administrators, bank officials, lawyers, notaries, surveyors,

	Poorly Performing (Land) Markets
	<p>and the judiciary on gender sensitivity.</p> <ul style="list-style-type: none"> • Inform women about land markets. Provide women with training on their rights; on how to record, claim, and enforce them; and on the types of legal, financial, and social support available. Use non-technical terms, local languages, accessible formats, and the information channels accessed by women. • Support networking to reinforce women's rights in land markets. Facilitate the networking of groups that are working to improve women's economic and social conditions, including women's ability to claim and maintain rights to land under formal and local systems. Encourage women's organizations to consider providing credit to members for land transactions. • Inform decision making regarding women's participation in land markets. Build nongovernmental organizations' capacity to inform government decision-making through research and conversations about the link between women's participation in, and barriers to, land markets.
Conflict and Dispute Resolution	<ul style="list-style-type: none"> • Build stakeholder confidence in dispute resolution institutions. Strengthen the ability of formal and customary dispute resolution institutions to implement legal provisions designed to strengthen women's access to land and natural resources and to document their rights. Support dispute resolution processes that are efficient and unbiased to raise stakeholders' confidence in the system, a key ingredient for well-functioning markets. • Defend women's rights in land transactions. Build the capacity of civil society organizations and female leaders to effectively communicate, negotiate, mediate, and advocate for women's rights. The importance of this point has become evident in the presence of large-scale land acquisitions where farmers, including women, have not always been heard. • Provide legal aid to women. Establish systems that provide women with easy access to legal assistance. Provide grants to organizations that provide legal aid to women and other vulnerable populations. • Provide alternative dispute resolution options for women. Raise women, community members, and other stakeholders' awareness of formal and informal dispute resolution systems. Promote alternative dispute resolution forums that women can access.
Restitution, Redistribution, and Consolidation	<ul style="list-style-type: none"> • Ensure gender sensitivity in policy and implementation. Evaluate the results of land redistribution and consolidation policies and procedures to verify that they are gender-sensitive, that female-headed households are treated fairly, that women and men receive land of equivalent value, and that both genders are equally able to transfer their rights and trade their new assets. • Promote gender transparency and accountability. Implement restitution, redistribution, and consolidation programs through a participatory and open process, taking into consideration the complete spectrum of rights, including women's effective rights to sell, rent, bequeath, or inherit land, and applying equitable common rules to prevent women from losing their rights. • Create and support working groups to address constraints for women. Facilitate the creation of ad hoc or single purpose committees, councils, and support groups, potentially composed exclusively of women, to address the constraints women may face as they try to maintain, regain, or trade their rights to land through restitution, redistribution, or consolidation programs.
Rights Delivery and Administration	<ul style="list-style-type: none"> • Encourage registration of women's rights to protect ownership in land transactions. Strengthen institutions responsible for maintaining a complete and accurate land registry as a foundation for improving land markets. Educate women on the benefits of registering land transactions and provide gender sensitivity training to registry officials. • Support gender disaggregation in information systems. Reinforce the

	Poorly Performing (Land) Markets
	<p>institutional and technical capacity of land registries, cadasters, and land information systems to record women's rights and provide information to women clients.</p> <ul style="list-style-type: none"> • Remove gender bias in land markets. Review land registry, cadaster, titling, and other procedures to remove gender biases in the administration of land rights. Ensure they are consistent with laws that allow women to register, hold, or transfer land, individually or jointly with their husbands. • Build professional capacity related to land formalization and transfer. Train staff responsible for providing legal and administrative services related to land formalization and transfer so that they can deliver these services without gender biases. • Record disaggregated land transactions. Ensure that information systems built to record transfers of land and resource rights and the conditions under which those transfers take place store and report data disaggregated by sex.
Resource Use Management	<ul style="list-style-type: none"> • Promote acknowledgement of women as economic producers and natural resources stewards. Raise the awareness of environment and agriculture ministry staff, local leaders, microcredit institutions, extension agents, input providers, and buyers of crops, livestock, and other resources concerning women's role as economic producers and natural resources stewards. • Obtain women's consent in land and resource transactions by the head of household. Ensure that transfers of rights to land or resources require the explicit consent of the adult women from the family or community engaged in the transaction. • Register, map, and record women's rights to natural and common pool resources. Register, map, or otherwise record women's rights to land and natural resources and common pool resources to clarify and secure women's rights, and provide a legal basis for their enforcement and transferability.

5.3 READINGS

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6.0 UNSUSTAINABLE NATURAL RESOURCES MANAGEMENT/ BIODIVERSITY LOSS

		CONSTRAINTS					
		Resource Conflict and Displacement	Weak Governance	Insecure Tenure and Property Rights	Inequitable Access to Land and Natural Resources	Poorly Performing (Land) Markets	Unsustainable Natural Resources Management and Biodiversity Loss
INTERVENTIONS	Institutions and Governance						
	Legal and Regulatory Framework						
	Rights Awareness and Empowerment						
	Conflict and Dispute Resolution						
	Restitution, Redistribution, and Consolidation						
	Rights Delivery and Administration						
	Resource Use Management						

6.1 LTPR ISSUE

Women and men tend to have gender-differentiated biodiversity needs, interests, practices, and knowledge. Interventions that ignore women's activities, their needs, or their knowledge are thus bound to undervalue

their contributions and yield results that are less diverse. The strength and scope of rights to land and natural resources granted to women by legal, customary, and religious institutions will therefore affect women’s economic and social position, as well as their incentives and ability to protect these resources.

SUB-ISSUES

Limited or constrained access to natural resources. Women are very often limited in their knowledge of economic opportunities that are profitable and sustainable, and even when they do know about them, they are more likely to lack the capital and additional inputs required to implement these opportunities. Their relatively less secure tenure rights and more limited access to complementary resources can lead women to favor short-term gains at the expense of resource sustainability.

Lack of representation. Women are often excluded from or underrepresented in management of, and decision-making related to, natural resources by both formal structures and customary authorities. As a result, women’s voices are less likely to be heard, and resource management decisions and practices tend to favor only a subset of activities—those that men prioritize. In some cases, these decisions increase the time and effort it takes women to fulfill their household responsibilities or leave them in a more precarious and more vulnerable economic position (for example, when production choices made by men result in women having to walk increasingly longer distances to fetch water or firewood, or find adequate pastures).

Limited access to capacity-building opportunities. Women are often not recognized and therefore targeted for capacity building as stewards of natural resources. Women’s lower levels of literacy and the cultural restrictions on their mobility make it more difficult for them to participate in educational sessions that introduce more sustainable practices.

6.2 ILLUSTRATIVE INTERVENTIONS

The range of possible interventions relevant or applicable to this particular issue constraint can be quite broad depending on circumstances, and the need in any policy context to carefully adapt, target, sequence and nuance interventions according to institutional context and need. The interventions cited below are thus generalized and illustrative. The reader is further encouraged to review interventions for other constraint categories as well as a single intervention can be relevant to multiple constraints, particularly in contexts when multiple constraints across columns of the matrix are present or when of bundle of interventions across rows is required. Issues and interventions should thus be addressed holistically rather than concentrating on a single column or row.

Unsustainable Natural Resources Management and Biodiversity Loss	
Institutions and Governance	<ul style="list-style-type: none">• Increase gender awareness of professionals in land and natural resources management. Ensure that foreign technical assistance and senior staff working on natural resource management or land tenure and property rights are aware of conditions that can disproportionately impact women, can model gender-sensitive behavior and mentoring, and can offer suggestions that take women’s needs into consideration.• Strengthen institutional awareness of gender issues. Work with the formal institutions and informal groups responsible for managing or making decisions about natural resources, land, and property rights at national, regional, and local levels to raise awareness of the importance and benefits of ensuring women and men have equitable rights to land and natural resources. Help identify gender biases in how primary and secondary use rights to land and resource are allocated. Provide examples of how comparable situations have been addressed in

Unsustainable Natural Resources Management and Biodiversity Loss

	<p>other settings.</p> <ul style="list-style-type: none"> • Increase women's participation on working groups and planning committees. Through empowerment, facilitation, awareness-raising, and capacity-building programs, broaden the participation of active and well-respected women on legislative working groups and on official planning committees responsible for land tenure and property rights in the context of managing agriculture and natural resources. Build the capacity of these women so that they have a thorough understanding of women's rights, can monitor the enforcement of those rights, and become strategic advocates and negotiators. • Build local institutional gender capacity. Strengthen local-level institutions managing or making decisions about land and natural resources so that they are accessible to women, provide a women-friendly environment, are located in areas women can visit, and have hours of operation that meet women's needs. • Collect gender-disaggregated data to better document gender inequities. Encourage and support the collection of sex-disaggregated data that can provide information on how women's socioeconomic conditions, access to land and natural resources, needs, and priorities differ from men's in order to guide the design of adequate policies and programs, and serve as a baseline to monitor changes over time.
<p>Legal and Regulatory Framework</p>	<ul style="list-style-type: none"> • Review laws governing natural resources for gender bias. Ensure that all laws and regulations related to the access, control, and management of land, water, forests, minerals, and other natural resources do not discriminate by gender. Also make sure that they grant equivalent rights to men and women, to husbands and wives, to girls and boys, to daughters and sons, and to households headed by a woman, a man, a couple, or polygamous spouses. • Harmonize legal and customary access rights for women. Work with local agencies and community leaders to identify and clarify the overlaps and possible conflicts between the legal rights women have to access land and resources and the rights prescribed and proscribed by customary systems. • Recognize secondary rights. Recognize women's secondary rights to access land and resources in all natural resource management laws; land laws; and protected area, trust, and co-management laws and regulations. • Recognize "hidden" uses for land takings and compensation. Recognize that women's rights to natural resources may be less visible and/or episodic when governments declare an area protected and compensate users for their inability to use of the land or resource. Compensate women at the same value as male users. • For communal lands, recognize all adult members of a household as title or leaseholders. Work with local agencies and community leaders to formally list all adults within the same household as holders of the land to provide the greatest amount of tenure security and protection in case of land takings. • Ensure laws and norms inform program design. Inform the design of natural resource management programs with thorough understanding of how family laws and customary norms can affect women's ability to participate in these programs and exercise their rights to natural resources. Work toward legal changes as necessary to create a space for women's equal rights to natural resource use and management. Ensure that women, regardless of their age and marital status, have equal rights to access, control, and manage water, forests, mineral, and other natural resources. • Ensure right to contract independently. Ensure that women have the legal right to contract with others to the same extent as their male co-owners or co-managers, with no additional restrictions based on their sex. • Solicit feedback from women. Solicit women's input on how legal regulations and customary and religious laws affect their ability to access, own, and control

Unsustainable Natural Resources Management and Biodiversity Loss	
	land and natural resources. Ask what changes, if any, are important to them.
Rights Awareness and Empowerment	<ul style="list-style-type: none"> • Promote community dialogue and awareness. Support community conversations designed to raise awareness of the importance and benefits of ensuring women and men have equitable rights to land and natural resources, to identify current gender biases, and to arrive at with gender-sensitive approaches to address these differences. • Train and inform female leaders. Support female leaders by providing them with clear and complete information on women's rights to land and natural resources and with examples of sustainable resource management efforts that have been successfully adopted by women in other communities. Provide them also with clear information on the type of legal, financial, social, and emotional support available to women as they try to adopt new resource management strategies. • Ensure information access to women. Ensure that women have access to clear information on sustainable resource use and management strategies that can work under their circumstances. Make certain that women are able to receive and use time-sensitive information and warnings about risks related to natural disasters and climate change disseminated to farmers and households. Understand women's mobility restrictions, dress codes, and culturally ascribed roles and behaviors that can disadvantage them in case of a natural disaster. Use local language, user-friendly formats, and information channels women can access. • Ensure activities are accessible to women. Schedule activities at times and in locations that make it easy for women to participate. Support women-only awareness sessions to minimize objections from male relatives and to make it comfortable for women to attend and become active participants. • Modify curriculum to raise gender awareness. Include modules in the school curriculum to raise boys' and girls' awareness of the existing gender-based differences in access to land and natural resources, how these differences influence women's resource use strategies, and how they can be addressed. Integrate local knowledge, gender, and agro-biodiversity issues in the educational curriculum of local training colleges, universities, and other institutions of higher learning.
Conflict and Dispute Resolution	<ul style="list-style-type: none"> • Provide clear messages supporting and enforcing women's rights. Send clear messages at the national, regional, and local levels indicating that formal conflict and dispute resolution bodies will support and enforce women's rights to access land and natural resources and why it is important that in resolving conflicts and disputes men and women be granted equivalent treatment. • Train formal/informal dispute resolution groups on gender-sensitive approaches. Mentor, support, and coach formal and informal dispute resolution bodies at the national, regional, and local levels to be aware of the importance of granting equivalent land and resource rights to men and women, the constraints that women face, and gender-sensitive approaches to resolve conflicts and disputes over land. • Train female leaders. Identify and train women who are leaders and can become strong advocates for women's rights by giving them tools to become effective communicators, negotiators, mediators, and advocates, and to become successful at resolving conflicts and disputes. • Ensure equal access to dispute resolution. Ensure dispute resolution mechanisms are available to women—with offices or locations that are not too distant, open at times that women can attend, in places women can visit, staffed with at least some women, and requiring paperwork that women can understand.

Unsustainable Natural Resources Management and Biodiversity Loss

Restitution, Redistribution, and Consolidation	<ul style="list-style-type: none"> • Raise gender awareness of government officials and traditional authorities. Work with lawmakers, decision-making units, implementing agencies, and traditional authorities charged with land restitution, redistribution, or consolidation to raise awareness of the importance and benefits of ensuring that women and men have equivalent rights to land and resources. Typically, men participate in formal planning operations that take place in the public sphere and discourage women from participating, leaving them out of critical planning and management decisions. Without women's voice in these decisions, the outcome often ignores their needs and leaves them in a more vulnerable position. • Ensure fair and equal treatment. Ensure that men and women receive land of equivalent value. Give female-headed households the same priority as other households when land and property are restituted, redistributed, or consolidated. Understand rural women's and men's different knowledge of plant, fish, and livestock biodiversity uses and practices; different livelihood constraints and opportunities as managers and users of natural resources; and different access to and control over critical livelihood assets such as land. • Consider secondary rights when designing interventions. Ensure that restitution, redistribution, and consolidation programs consider all secondary rights women typically have to land and resources.
Rights Delivery and Administration	<ul style="list-style-type: none"> • Raise gender awareness among staff of land/natural resources management organizations. Work with personnel tasked with delivery and administration of land and resource rights to raise awareness of importance and benefits of ensuring women and men have equal access to land and resources, and to provide examples of how comparable situations were addressed elsewhere. • Train staff in gender rights, obligations, and enforcement. Work with institutions responsible for delivery and administration of land and resource rights to ensure they recognize value of men's and women's knowledge, skills, and practices, as well rights to receive results of their work. Identify gender biases in these organizations' processes and their provision of services that can constrain women's access to land and resources and ways to eliminate those biases. • Hire women. Hire women in agencies charged with delivery and management of land and natural resources and ensure women are involved at all levels of the agency and in all phases of intervention. Build their leadership and management capacity as well as their technical expertise and sensitivity to gender issues. • Address cultural and social barriers to women's rights delivery. Ensure that titling, certification, and natural resource management programs are designed to address cultural and social barriers that can constrain women's equal participation and that once they acquire formal rights to land, they can also access veterinary and extension services, credit, and input and output markets. • Raise awareness among women. Ensure that women have access to clear information on their rights and the steps they need to take in order to formalize them, claim them, and enforce them. Use local language, user-friendly formats, and information channels women can access. Introduce or enhance formal and informal education about the sustainability and environmental impact of their current livelihood strategies to encourage the adoption of sustainable natural resource use. • Consider adjustments in polygamous societies. In societies with polygamous marriages, consider adjustments in the delivery and administration of land rights to ensure that women and men have equivalent access to land and natural resources. • Undertake gender-based assessments. Include gender-based hazard mapping and social and environmental risk assessments at the appraisal stage of all development projects, involving women and men equally at all levels of the

	Unsustainable Natural Resources Management and Biodiversity Loss
	assessments.
Resource Use Management	<ul style="list-style-type: none"> • Involve women in monitoring environmental impacts. Enact mechanisms for identifying and monitoring disputes stemming from the environmental impacts of extractive industries on resident communities. Ensure women's voices are included in monitoring mechanisms. • Reach out to women. Work with all extension workers to help them understand why it is important to reach out to women and provide services in a gender-sensitive manner. Equip them with tools and guidance to do this effectively. • Raise awareness about women's resource management roles and importance. Work with the community to raise awareness of the value of women's involvement in resource use management. • Train organizations in approaches to address women's needs. Organize training sessions that consider women's needs, priorities, and constraints that address issues relevant to women. Offer sessions at times and in locations that suit them, and use local language and materials that are women-friendly.

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ANNEX A: WOMEN, LAND, AND RESOURCES MATRIX OVERLAY, SUMMARY TABLES

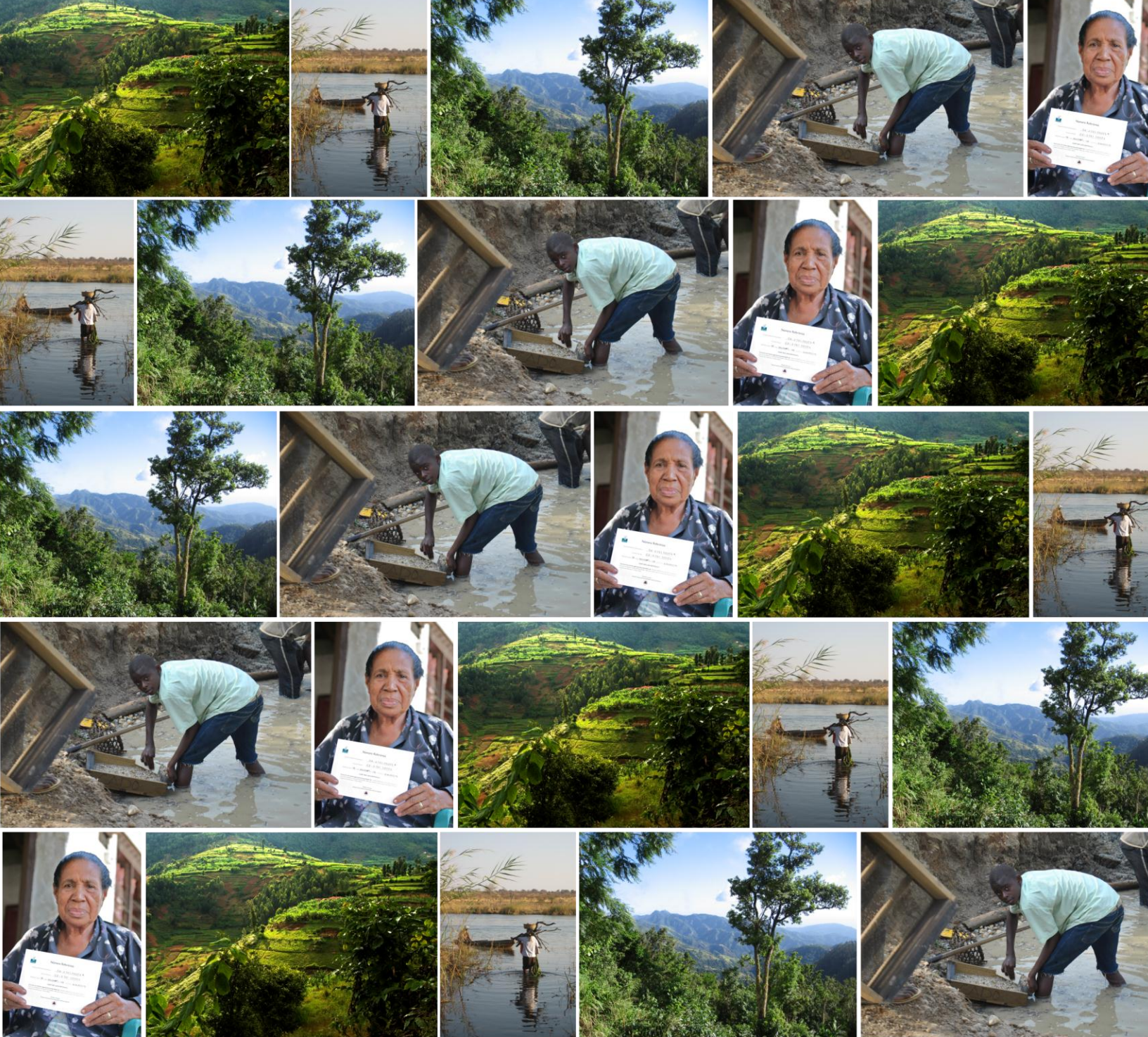
TABLE A.1. WOMEN, LAND, AND RESOURCES OVERLAY: CONSTRAINTS AND COMMON SUB-ISSUES

Resource Conflict and Displacement	Weak Governance	Insecure Tenure and Property Rights	Inequitable Access to Land and Natural Resources	Poorly Performing Land Markets	Unsustainable Natural resources management and Biodiversity Loss
<p>Male bias in resettlement</p> <p>Women's loss of indirect access to land</p> <p>Disruption of social networks</p> <p>Women's barriers to dispute mediation</p> <p>Vulnerability of female-headed households</p> <p>Underrepresentation in decision-making bodies</p>	<p>Incomplete or imperfect implementation of women's rights in law</p> <p>Limited and biased dispute mediation systems</p> <p>Underrepresentation in positions of authority</p> <p>Lack of literacy and civic education</p> <p>Inadequate gender data to guide decision making</p> <p>Social protection undermined by HIV/AIDS epidemic</p>	<p>Rights vulnerability due to customary family norms</p> <p>Legal pluralism</p> <p>Inadequate reach and bias of judicial systems</p> <p>Inadequate reach and bias of administrative systems</p> <p>Secondary rights often overlooked</p> <p>Higher land values leading to loss of property rights</p> <p>Gender bias resulting from overlapping or conflicting legislation</p> <p>Forced removal of HIV/AIDS widows and property grabbing</p>	<p>Gender bias in inheritance practices</p> <p>Unequal treatment of spouses</p> <p>Gender bias in state governance</p> <p>Indirect exclusion of women resulting from lack of experience</p> <p>Gender bias from socio-cultural factors</p> <p>Unheard women's voices</p> <p>Gender inequity based on differences in land quality</p> <p>Compromised ability of HIV/AIDS widows to use or retain land assets</p>	<p>Market engagement constrained by formal laws and customary rules</p> <p>Lack of clarity about transferring rights</p> <p>Challenges to formalizing pro-market rights</p> <p>Limited access to formal credit</p> <p>Undeveloped markets resulting in distressed sales</p>	<p>Limited or constrained access to natural resources</p> <p>Lack of representation</p> <p>Limited access to capacity-building opportunities</p>
<p style="text-align: center;">Crosscutting Constraints</p> <p style="text-align: center;">Gender / Women Vulnerability</p> <p style="text-align: center;">Ethnic and Socially Marginalized Populations</p> <p style="text-align: center;">Lack of Government and Community Capacity</p>					

TABLE A.2. INTERSECTION OF LAND TENURE CONSTRAINTS AND INTERVENTIONS

LAND TENURE AND PROPERTY RIGHTS THEMES AND CONSTRAINT CATEGORIES							
LAND TENURE AND PROPERTY RIGHTS INTERVENTIONS		Resource Conflict and Displacement	Weak Governance	Insecure Tenure and Property Rights	Inequitable Access to Land and Natural Resources	Poorly Performing Land Markets	Unsustainable Natural resources management and Biodiversity Loss
	Institutions and Governance	Restore law and order Strengthen capacity of traditional dispute resolvers Increase women's access to justice Improve civil society advocacy for affected populations Create reconciliation commissions Include women on staff of land agencies	Strengthen civil service to employ gender-sensitive approaches Train women's offices within government bodies Support transparent, inclusive, and participatory decision making Improve sharing of information between jurisdictions Support land administration entities to better serve women's interests	Promote fair and impartial judiciary Build gender awareness and capacity of public officials Harmonize national policy on women and land Strengthen civil society's capacity to advocate for women's rights Ensure clarity of institutional mandates regarding women's rights	Strengthen constitutional rights of women to land and resources Increase women's access to justice Support devolution of authority to promote equity Build gender capacity of public officials Promote adherence to gender laws and regulations	Increase women's confidence in legal market transactions Advocate for change to increase women's participation in markets Provide oversight to informal credit markets to promote gender equity Prevent bias against women in customary transactions Facilitate women's access to credit institutions	Increase gender awareness of professions in land and NRM Strengthen institutional awareness of gender issues Increase women's participation on working groups and planning committees Build local institutional gender capacity Collect disaggregated data to better document gender inequities
	Legal and Regulatory Framework	Codify women's basic rights Reform legal framework to protect women's rights Conduct law review forums focused on gender	Ensure non-discriminatory laws and regulations Provide gender sensitivity training to the judiciary Verify impact of laws affecting women	Strengthen women's tenure security Review and revise laws and regulations related to women and physical/natural property For communal land, recognize all adult members of a household as title or leaseholders Formalize secondary rights Ensure non-discrimination	Strengthen regulation and enforcement of women's rights Reform laws to ensure gender equity Regulate expropriation and eviction to protect women's rights Evaluate and strengthen women's rights in law and program implementation Reconcile gender differences between statutory law and customary practice Monitor impact of legal reform on women	Revise the legal framework to enable women's transactions For communal land, recognize all adult members of a household as title or leaseholders Establish fee structures that do not disadvantage women Develop policy/law promoting registration of women's rights Codify women's rights to buy, sell, and lease	Review laws governing natural resources for gender bias Harmonize legal and customary access rights for women Recognize secondary rights Recognize "hidden" uses for land takings and compensation For communal land, recognize all adult members of a household as title or lease holders Ensure laws and norms inform program design Ensure right to contract independently Solicit feedback from women
	Rights Awareness and Empowerment	Inform women of rights assistance options Build conflict awareness Strengthen capacity of civil servants and community leaders to deliver unbiased assistance Support organizations that assist women in conflict or post-conflict situations Provide gender training to development practitioners	Promote women's access to local-level government services Train and inform women leaders Improve communication directed at women Train officials and judiciary on laws aimed at securing women's rights Inform local leaders Support community conversations on women's issues and rights Create women community organizations to advocate rights and needs	Educate the judiciary on women and land issues and law Build gender awareness in dispute resolution options Strengthen government awareness/capacity of women's rights Raise gender awareness through community outreach Foster support networks for women Enrich civic education on women's issues and rights	Support gender dialogue on land reform options Provide support for women's advocacy and leadership training Reinforce accountability between local leaders and constituents including women Inform women of rights and access using means appropriate to women Support human rights commissions to strengthen women's rights Modify school curricula to mainstream gender	Use media and public consultation to increase gender awareness Accurately document women's rights Strengthen gender awareness of professionals involved in land-related transactions Inform women about land markets Support networking to reinforce women's rights in land markets Inform decision making regarding women's participation in land markets	Promote community dialogue and awareness Train and inform female leaders Ensure information access to women Ensure activities are accessible to women Modify curriculums to raise gender awareness

	Conflict and Dispute Resolution	Promote gender-sensitive approaches in dispute resolution Improve women's access to dispute resolution Strengthen numbers and capacity of female advocates	Enhance gender-sensitive dispute resolution Improve women's access to dispute resolution Support legal assistance groups Build capacity to negotiate, mediate, and advocate women's rights	Provide leadership on protecting women's rights Improve women's access to dispute resolution Strengthen advocacy for women Provide legal assistance to women and minorities Remove impediments to accessing justice	Support women with dispute resolution and legal aid Promote participatory forums on conflict over women's access to land and resources Raise women's awareness on dispute resolution options Develop early warning systems to protect women	Build stakeholder confidence in dispute resolution institutions Defend women's rights in land transactions Provide legal aid to women Provide alternative dispute resolution options for women	Provide clear messages supporting and enforcing women's rights Train formal/informal dispute resolution groups on gender-sensitive approaches Train female leaders Ensure equal access to dispute resolution
	Restitution, Redistribution and Consolidation	Explicitly address gender in resettlement efforts Promote gender-sensitive training to decision makers Foster gender equity in restitution, redistribution, and consolidation Strengthen gender sensitivity of ex-combatants Endorse gender equity in post-conflict land interventions Create ad hoc groups to address women's constraints	Mainstream gender Use open and participatory processes Record and formalize women's rights	Develop gender-sensitive restitution/compensation regulations Promote participatory processes inclusive of women Create gender-focused working groups	Evaluate results of land reform programs to ensure gender sensitivity Promote women's participation in land reform Institutionalize gender sensitive training in eviction processes Settle or resettle displaced women	Ensure gender sensitivity in policy and implementation Promote gender transparency and accountability Create and support working groups to address constraints for women	Raise gender awareness of government officials and traditional authorities Ensure fair and equal treatment Consider secondary rights when designing interventions
	Rights Delivery and Administration	Document women's rights Address secondary rights in post-conflict interventions Institutionalize gender equity in rights delivery Publicize procedures for securing land rights using language and mechanisms that women use Collect, store, and report data disaggregated by sex Register women's rights in at-risk areas	Strengthen government capacity to clarify and record women's rights Remove gender bias in administration of land rights Build women's trust in public institutions Make records and procedures transparent and accessible to women	Formalize and document women's rights Ensure gender sensitivity in design of land formalization processes Remove gender bias in land administration	Enforce women's rights in redistribution and reallocation Make records accessible to women Formalize land holdings of women	Encourage registration of women's rights to protect ownership in land transactions Support gender disaggregation in information systems Remove gender bias in land markets Build professional capacity related to land formalization and transfer Record disaggregated land transactions	Raise gender awareness among staff of land/NRM organizations Train staff in gender rights. Obligations, and enforcement Hire women Address cultural and social barriers to women's rights delivery Raise awareness among women Consider adjustments in polygamous societies Undertake gender-based assessments
	Resource Use Management	Validate women's role as natural resource stewards	Include women in natural resources management institutions Practice inclusive and participatory land use planning Broaden awareness of women's rights in natural resource planning	Include women in devolved natural resources management Support technology that broadens access of women and minorities to natural resources systems Build NGO capacity to inform government on gender and NRM	Document settlement patterns to prevent illegal displacement Provide incentives to women to support conservation Promote equity-sharing models that include women and address their constraints	Promote acknowledgement of women as economic producers and natural resources stewards Obtain women's consent in land and resource transactions by the head of household Register, map, and record women's rights to natural and common pool resources	Involve women in monitoring environmental impacts Reach out to women Raise awareness about women's resource management roles and importance Train organizations in approaches to address women's needs
<div> <div></div> <div> Crosscutting Constraints Gender / Women Vulnerability Ethnic and Socially Marginalized Populations Lack of Government and Community Capacity </div> <div></div> </div>							



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