

Promoting Women's Land Rights in SubSaharan Africa: Potential Mitigation Measures to Gender Inequality in Land Access and Land Tenure Security

A Literature Review

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Keywords: Gender (in)equality, Land Access, Land Tenure, Land Administration, Sub-Saharan Africa

SUMMARY

Land is a pillar in household livelihood and in supporting poverty reduction since it is a means of production and an essential source of political power and participation in decision-making. Despite the efforts to promote gender equality in land access and land tenure security, gender inequalities have severely limited women's access and control of land and other productive resources, especially in Sub-Saharan Africa (SSA). Several obstacles prevent women from effectively enjoying equal land rights and equal access to land. These lead to profound gender inequalities in land rights, compromising the eradication of poverty and hunger and increasing social and economic imbalances. The prominence of women's land rights boosted the development of international, regional, and national standards, instruments, agreements, and measures on addressing gender inequalities in land governance.

This paper presents a literature review of different approaches implemented to ensure equitable access to land and ensure women's security of tenure. A qualitative systematic literature review approach was adopted to understand the state-of-the-art on gender inequalities in land access and land tenure and potential mitigation measures, with a special focus on SSA. Peer-reviewed scientific papers have been retrieved through several online databases using different combinations of search terms and standardized techniques. The search has been enlarged to contemplate published literature from non-governmental organizations (NGOs) and inter-governmental organizations (IGOs).

Research showed that while it is essential to pursue gender equality in the land legal and regulatory framework, it is necessary to ensure that these instruments are implemented at all levels of land administration, including at the community level. Furthermore, deep-seated cultural ideas need to be understood in their context, and non-discrimination provisions must be included in statutory, land, family, and customary laws. The international community and civil society are vital to support and leverage national legal reforms.

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RESUMO

A terra é um pilar na subsistência das famílias e no apoio à redução da pobreza, uma vez que é um meio de produção, e uma fonte essencial de poder político e participação na tomada de decisões. Apesar dos esforços para promover a igualdade de género no acesso à terra e na segurança da posse da terra, as desigualdades de género limitaram severamente o acesso e o controlo das mulheres sobre a terra e outros recursos produtivos, especialmente na África Subsaariana (ASS). Vários obstáculos impedem que as mulheres desfrutem efetivamente de direitos iguais à terra e ao seu acesso. Tal provoca profundas desigualdades de género nos direitos à terra, comprometendo a erradicação da pobreza e da fome e aumentando os desequilíbrios sociais e económicos. A proeminência dos direitos das mulheres à terra impulsionou o desenvolvimento de padrões, instrumentos, acordos e medidas internacionais, regionais e nacionais para lidar com as desigualdades de género na governança da terra.

Este artigo apresenta uma revisão da literatura das diferentes abordagens implementadas para garantir o acesso equitativo à terra e garantir a segurança de posse da terra das mulheres. Foi adoptada uma abordagem qualitativa de revisão sistemática da literatura para compreender o estado da arte sobre as desigualdades de género no acesso à terra e posse segura da terra, bem como as potenciais medidas de mitigação, com especial enfoque na ASS. Foram pesquisados artigos científicos revistos por pares em vários bancos de dados online usando diferentes combinações de termos de pesquisa e técnicas padronizadas. A busca foi ampliada para contemplar literatura publicada de organizações não governamentais (ONG) e organizações intergovernamentais (OIG).

A pesquisa mostrou que, embora seja essencial buscar a igualdade de género no quadro legal e regulatório da terra, é necessário garantir que esses instrumentos sejam implementados em todos os níveis da administração da terra, inclusive no nível comunitário. Além disso, ideias culturais enraizadas precisam ser compreendidas em seu contexto, e disposições anti-discriminatórias devem ser incluídas nas leis estatutárias, fundiárias, da família e consuetudinárias. A comunidade internacional e a sociedade civil são vitais para apoiar e alavancar as reformas jurídicas nacionais.

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1 INTRODUCTION

Equitable and secured access, use, ownership and/or control over land and its productive resources is therefore essential for the socio-economic development of men and women (Agarwal, 2018; Durokifa, 2019), as it stimulates the eradication of poverty, increases food security, fosters gender equality and inclusiveness, and contributes to the reduction of land degradation (FAO et al., 2019; UN-GGIM, 2020).

In recent decades pressure on land has increased considerably (Paradza et al., 2020) as a result of population growth (FAO, 2012; FAO et al., 2019), war and conflicts, climate change (Mabikke, 2016), poor land management policies, unplanned and uncontrolled urbanization (Facio, 2017), the growing need for food, water and fuel (Balas et al., 2021; Mabikke, 2016; Taylor & Bending, 2009). Additionally, substantial commercial interests in land (Andersson Djurfeldt, 2020, p. 8) including large-scale acquisitions or “land grabs”, especially for the development of tourism and for exploration of natural resources (Chu, 2011; Facio, 2017; Hausermann et al., 2018; Macuane et al., 2018; Mosca & Selemene, 2012; Ndi, 2019a; Paradza et al., 2020) exacerbated the inequality in land access and land tenure security. Furthermore, more recently, during the COVID-19 pandemic, men have made pressure to repossess customary land for their benefit resulting in the dispossession of women (Duncan et al., 2022; USAID, 2020).

The need to drastically change the situation has turned women's land rights prominent on the international agenda (C. R. Doss & Meinzen-Dick, 2020; Unger et al., 2023) and boosted the development of international, regional, and national standards, instruments and agreements on abolishing gender inequalities in land governance and land administration. Despite these efforts' contribution to more equal land rights and tenure security for all, progress in formalizing women's land rights has been uneven and slow, especially across African countries (Bizoza, 2019; FAO, 2018b; Santpoort et al., 2021). As highlighted by the Social Institutions and Gender Index (SIGI) 2019 Global Report, it would take 200 years, or nine generations, to achieve equal rights over land and natural resources and women's full participation in decision-making processes (OECD, 2019). More actual estimates indicate that the situation has worsened with the COVID-19 pandemic and that, at the current pace of progress, it would take up to 286 years to achieve gender equality (UNWomen, 2022).

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2 OBJECTIVE, RESEARCH QUESTIONS AND METHODOLOGY

This investigation aims to understand the state-of-the-art on *gender inequality in land access and tenure security in SubSaharan Africa and how to improve women's land rights* by analyzing the relationship between Women, Land and Power and how this intersection influences gender inequality in land access and land tenure security. The following questions were defined: (i) what is the actual situation in land access and land tenure security for men and women, including the existing perceptions on land tenure security; (ii) what factors affect gender (in)equality in land access and tenure security; (iii) how does gender (in)equality impact sustainable development; (iv) what strategies have been implemented to promote gender equality in land access and land tenure security. This article is part of a series of articles related to the investigation. It focuses on what constitutes potential mitigation measures for the main barriers to gender equality in land rights (answering question iv). A previous article was presented at FIG Congress 2022 in Warsaw detailing all the barriers to gender equality on land access and land tenure security (answering question ii), found at Balas et al. (2022). Both articles contribute to the design of a gender-sensitive land governance framework.

A qualitative systematic literature review approach was adopted to understand the state-of-the-art on gender inequalities in land access and land tenure security. The Preferred Reporting Items for Systematic Reviews and Meta-analyses (PRISMA) method (Page et al., 2021) was used to support this activity. Three electronic libraries were searched, namely Google Scholar, B On, and Web Of Science. A comprehensive search was conducted, attempting to identify all relevant articles, using a combination of words and terms, namely "Land" + "Rights" + "Gender OR Women" + "Tenure OR Access". The thematic areas of "equality", "inequality", "sustainable development", "empowerment", "land governance", and "land administration" were part of the filters applied when the electronic repository permitted. Peer-reviewed publications in Portuguese (since future research will incorporate two cases studies in the rural Mozambican context, where Portuguese is the national language) and English, dating back to 2010, have been selected. Literature items related to "health", "forestry", "mining", "HIV/Aids", and "violence" have been eliminated.

Although the search contemplated items from 2000 onwards, much of the selected literature was from 2014 to 2021. The corpus included almost all 47 countries from the SSA, except for São Tomé e Príncipe. The countries which were mentioned most were Tanzania, followed by Ethiopia, Ghana, Rwanda, Uganda, South Africa, Nigeria, Malawi, Zimbabwe, Burkina Faso, and Mozambique. The search was then enlarged to contemplate published literature from non-governmental organizations (NGOs) and inter-governmental organizations (IGOs). These included the World Bank, the United Nations (UN), the Food and Agriculture Organization (FAO), Prindex, International Land Coalition (ILC), Land at Scale, UNHabitat, Global Land Tool Network (GLTN). Additional literature deemed relevant through citation searching and land-related databases were added.

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3 WOMEN'S LAND RIGHTS ARE CRITICAL FOR SUSTAINABLE DEVELOPMENT

Secure and equitable access to and control over land and natural resources is extremely important to the livelihoods of hundreds of millions of people, especially those living in rural areas (FAO, 2022; Gatundu et al., 2019; IFAD, 2008).

Women rely on their right to access land to acquire social capital, economic independence, cultural identity, and be able to participate in local decision-making (Chigbu, 2019). Moreover, women with secured land rights would have more bargaining power within and outside the household, are less likely to become economically vulnerable in old age or following an event of the death of or separation or divorce from her spouse, and are less subjected to domestic violence (IOM, 2016; Namubiru-Mwaura, 2014).

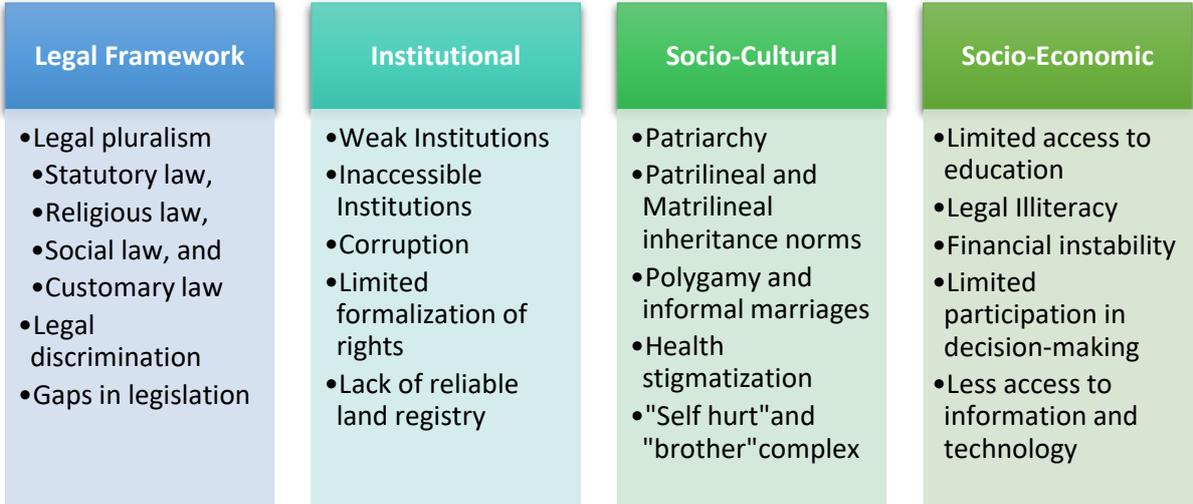
Women play a critical role in agricultural production, supporting household and community food security (Bizoza, 2019; Ndi, 2019b, p. 353) and they contribute to 60 to 80 percent of food production (FAO, 2018b, 2018a; Ndi, 2019b; Raney et al., 2011; World Bank et al., 2009) and 15 percent of the continent's Gross Domestic Product (GDP) (OECD, 2021). Additionally, when allowed to benefit from economic gains generated by greater access to products, capital, information, and land markets (Namubiru-Mwaura, 2014), women are better able to preserve land resources (AUC et al., 2010), to adapt to climate change (UNWomen, 2022), to mitigate and recover from climate shocks and natural disasters (Bizoza, 2019), as well as to engage in non-farm entrepreneurship activities (Efobi et al., 2019). Women with income are likely to invest in the human capital development of their offspring, promoting their children's education and well-being (Efobi et al., 2019; Treinen & Elstraeten, 2018), improving, therefore, the well-being and livelihood of the entire family (Akinola, 2018; UN, 2013).

Despite these benefits, women's land-ownership rights are strongly gendered across many regions in the globe, especially in Africa (Bizoza, 2019; Kramer et al., 2021; Ndi, 2019b; Paradza et al., 2020) where the level of legal discrimination is as high as 40% (OECD, 2019), affecting women's access to and control over land and productive resources (AUC et al., 2010; OECD, 2019; Treinen & Elstraeten, 2018; UNCCD, 2022). The SIGI 2019 report indicates that 164 countries recognize women's right to own, use and make decisions about land on equal terms with men but only 52 of these countries guarantee these rights both in law and practice (OECD, 2019). Women "are more likely than men to be landless, to have less rights or fewer land use types than men, and to lose their rights or see them erode" (Grisgsby, 2004, p. 207). They find themselves dependent on ever-shrinking, less fertile, and increasingly expensive pieces of land (Paradza et al., 2020) and disproportionately more exposed to climate change and disaster crises (CSW, 2023; FAO, 2021; UNCCD, 2022; UNWomen, 2022).

Several obstacles prevent women from effectively enjoying equal land rights (Raney et al., 2011; UN, 2013). Some obstacles are related to specific contexts such as geographic region and related predominant religion and cultural practices as well as environmental constraints. Others are more general, including discrimination within the legal framework (OECD, 2021; World Bank, 2022), inadequacy or weak enforcement of the law, and unequal access to land ~~administration institutions and processes (Forum Mulher, 2018). Traditional norms and local~~ Promoting Women's Land Rights in SubSaharan Africa: Potential Mitigation Measures to Gender Inequality in Land Access and Land Tenure Security A Literature Review (12221) Marisa Balas (Mozambique), Christiaan Lemmen (Netherlands), Rosana Albuquerque (Portugal) and Eva-Maria Unger (Austria)

power relations are considered a serious obstacle (Forum Mulher, 2018; OECD, 2014, 2019; Paradza et al., 2020) in many developing countries, especially in SSA, because customary practices become the formal or prevalent system (Ravnborg et al., 2016), culminating in deep-rooted acceptance of discriminatory social practices against women. In most traditional systems, masculine and patriarchal power influence promote gender inequality and define women's rights through their relationship with the men in the family. These systems usually make women servants of their male relatives in farming activities, allowing them only to have rights to use the land but not to own it (Bizoza, 2019; Hartlief et al., 2018; Kalabamu, 2006) nor decide upon it. Based on a literature review conducted earlier, Balas et al. (2022) summarized these obstacles into legal, institutional, socio-cultural, and socio-economic barriers (Figure 1).

Figure 1: Main factors constraining gender equality in land access and land tenure security in SubSaharan Africa



Source: Adapted from Balas et al. (2022)

The prominence of women's land rights boosted the development of international, regional, and national standards, instruments, and agreements on abolishing gender inequalities in land governance. These instruments enforce and support countries in their reforms towards a people-centered land governance, in which equitable land rights are at the center of all efforts and a human rights obligation to be achieved (ILC, 2018; Nilsson, 2016; Odeny, 2013; UN Women, 2014), through multi-faceted and interconnected efforts (Asaaga & Hirons, 2019).

3.1 International Efforts

Gender inequality in land access and land tenure security is well-recognized in the international development agenda and has been addressed in several international instruments, such as conventions, protocols and recommendations (Kenney & Campos, 2016).

In 2012, all member states of the Committee on World Food Security (CFS) endorsed the Voluntary Guidelines for the Responsible Governance of Land, Fisheries and Forestry

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Resources (VGGTs) in the context of National Food Security (FAO, 2012, p. v). The VGGTs are an international framework based on human rights obligations and principles and standards for responsible land governance toward equitable development (Gatundu et al., 2019; Kramer et al., 2021). The VGGTs aim to contribute to the eradication of hunger and poverty, having “land” as central issue to sustainable development, promoting secured tenure rights for all, and equitable access to land, fisheries and forests (FAO, 2012, p. iv).

In 2015, the United Nations General Assembly adopted the Agenda 2030, setting up 17 Sustainable Development Goals (SDGs), supported by 169 goals and 232 indicators. Gender equality and empowering all women and girls was considered a goal on its own (SDG 5) and a way to achieve all other goals. The effort to “achieve gender equality and empower all women and girls” cuts across the entire 2030 agenda and reflects the growing evidence that gender equality has multiplier effects on sustainable development (UN, 2016; UN Women, 2014), allowing for the eradication of poverty (SDG 1) through its target 1.4: “By 2030, ensure that all men and women, in particular the poor and the vulnerable, have equal rights to economic resources, as well as access to basic services, ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology and financial services, including microfinance”, achieving food security (SDG 2) through its target 2.3: “By 2030, double the agricultural productivity and incomes of small-scale food producers, in particular women, indigenous peoples, family farmers, pastoralists and fishers, including through secure and equal access to land, other productive resources and inputs, knowledge, financial services, markets and opportunities for value addition and non-farm employment”.

3.2 African efforts

In Africa, the African Union has also taken a pledge and urged its member states to recognize and respect women’s land rights through several instruments to promote women’s empowerment and gender equality (OECD, 2021). All African countries have ratified the Convention on the Elimination of All Forms of Discrimination against Women - CEDAW (OECD, 2021). The African Charter on Human and Peoples' Rights (ACHPR) was adopted in 1981 and ratified by 53 countries (Kenney & Campos, 2016) setting standards for promoting and protecting human rights in the African continent (Belay & Abza, 2020). The Protocol to the ACHPR on the Rights of Women in Africa (the "Maputo Protocol") came into force in 2005 (African Union, 2020; Efobi et al., 2019) becoming particularly relevant for gender-equitable land tenure since it strives to ensure that women's rights are protected, realized and promoted (Kenney & Campos, 2016).

The African Union Framework and Guidelines (F&G) on Land Policy in Africa, adopted in 2009, highlight the role of sound land policies as a basis for sustainable human development (Gatundu et al., 2019; Kenney & Campos, 2016). The F&G considers “land” central for the development of all African countries and recognizes that gender discrimination in access to land and its resources is a serious problem, particularly in rural Africa. Therefore, the F&G recommends women’s land rights to be strengthened through several mechanisms including legal reforms (AUC et al., 2010, p. 15).

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The African Union Agenda 2063 launched in 2015 set Africa's aspirations on the global context and trends in which Africa is realizing its transformation, including people-centered development and gender equality (Durokifa, 2019). Aspiration 6 of the agenda envisions an Africa whose development is people-driven, relying on the potential of African people, especially its women and youth, and caring for children (African Union, 2015, p. 2). It determines that all forms of gender-based violence and discrimination (social, economic, political) against women and girls will be eliminated and the latter will fully enjoy all their human rights (African Union, 2015, pp. 8–9). It further recommends that African women shall be fully empowered in all spheres, with equal social, political and economic rights, including the rights to own and inherit property, sign contracts, register and manage businesses (African Union, 2015, pp. 8–9).

3.3 Country-level efforts

Despite these international and regional efforts, progress in achieving gender equality has been uneven and slow across African countries (OECD, 2021). Holistically addressing discriminatory practices at the country-level is paramount to reinforcing and achieving the ambitious agendas the world has set for sustainable development, including the UN Agenda 2030 and African Union Agenda 2063 (OECD, 2021). The following paragraphs illustrate several measures and recommendations found in this literature review. These were organized into the four barriers categories to gender equality in land access and land tenure security presented earlier in Balas et al (2022).

Legal framework constraints

Problem: *Land access, control, use and transfer among generations is regulated by different legal systems - legal pluralism - bringing complexity and overlaps, and sometimes contradictions.*

Proposed solutions:

Promote a gender-responsive legal framework: Countries can accelerate the eradication of all forms of discrimination by adopting legal frameworks and social safeguards in land policies that are favorable to women's land rights and treat women and other vulnerable groups positively (Asaaga & Hirons, 2019; Belay & Abza, 2020; Oziegbe-Anozie, 2020; UN DESA, 2022).

Adopt a global approach and advocacy: There is a need to acknowledge the differences in the political will between the countries (Andersson Djurfeldt, 2020, p. 8). Although most African countries have ratified several declarations and conventions to protect women's rights, these did not automatically translate into national laws and policies.

Differentiate women's land tenure experiences and concerns: Africa is a big continent with different realities being experienced by women. Facilitate consultation and dialogue among stakeholders, allowing women to participate and provide their concerns and input on land policies and regulations reforms (Chigbu et al., 2019).

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Institutional constraints

Problem: *Laws against gender discrimination are not effectively implemented nor reinforced, especially at the local level, where land disputes are usually resolved through informal institutions with prevailing customary and social norms that are biased towards women's land rights.*

Proposed solutions:

Get laws out of paper: Laws are to be effectively implemented (World Bank, 2022). Governments must integrate a gender perspective across the entire government including gender-equitable management boards and gender-responsive budgets (OECD, 2021; UN DESA, 2022), the inclusion of gender specialists and Social Development Officers (SDOs) in the land administration system, and deployment of land registration programs that are gender sensitive (Belay & Abza, 2020, p. 37; Khuzwayo et al., 2019).

Assign responsibility and accountability: Identify whose duty it is to ensure that land rights, and particularly women's land rights, are upheld (C. R. Doss & Meinzen-Dick, 2020) from central to regional to local government, including local communities, and to address their capacity constraints so that gender frameworks that support women's land rights can be developed, implemented and enforced (Khuzwayo et al., 2019).

Promote gender-sensitive land registration programs: Individualized land rights are a way to achieve women's empowerment, raise agricultural productivity and broader welfare gains (Agarwal, 2018) and reduce women's reliance on male partners and relatives (UN DESA, 2022). Complementing collective rights with individual rights seems to work better in protecting women's land rights (Errico, 2021). The Fit-For-Purpose Land Administration (FFPLA) approach includes in its principles gender equality and protection of land rights for all (Enemark et al., 2015) and it is ideal for inclusive, participatory and gender-sensitive systematic land registration programs (Balas et al., 2021). It is crucial to initiate a dialogue with the local administrative structures, including the community leaders. It is also important to meet with women separately, explaining the objective of the land registration and titling, creating a safe environment for their participation and ensuring their involvement (Balas et al., 2021).

Go digital: Innovative technologies for land governance can promote clear land tenure and effective land administration, reduce corruption, and support economic growth (Hughes, 2020). Governments shall implement gender-sensitive land information systems that consider the different ways that men and women access and use land, ensuring that women have equal rights to own, inherit, and transfer land, promoting bottom-up and top-down initiatives to create local and national digital land cadastres and making efforts to keep them accurate and up-to-date (Balas et al., 2021).

Socio-Cultural constraints

Problem: *Women face several challenges related to social and cultural norms concerning. Women are usually unable or not willing to react against discrimination.*

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Proposed solutions:

Promote research and exceptional attention to social institutions: Research should focus on the various complexities that surround women's land rights to highlight and reflect on emergent customary land tenure models that are responsive to women's land needs (Ingwani, 2021, p. 13) and these practices should be documented, particularly from the viewpoint of women (Boone, 2015).

Raise awareness within the community and household: Hold community workshops and dialogue with all stakeholders on why responsive customary land tenure systems are necessary and how women can proceed to register their land titles in all land administration structures (Ingwani, 2021; Khuzwayo et al., 2019). Public sensitization meetings can bring women's land rights to the attention of local authorities and clarify misconceptions about the content of statutory law held by traditional authorities (Santpoort et al., 2021).

Socio-Economic constraints

***Problem:** Women have little access to education and fewer formal employment opportunities. Most women work in agriculture and find themselves with less and more expensive pieces of land. Women are also under-represented in decision-making and policy enforcement organs.*

Improve women's education: It is essential to promote education for girls (Robinson & Gottlieb, 2019) so that they understand and interpret legislation and policies (Khuzwayo et al., 2019) and therefore defend their rights and fulfill the paperwork requirement for owning land (Njoh & Ananga, 2016).

Enforce legal literacy: It is essential to create bonding networks among poor African women (Mubangizi, 2016, p. 77). Non-government organizations (NGOs) and civil society organizations (CSOs) can help translate nationally and internationally defined agendas on women's land rights into local contexts (Santpoort et al., 2021).

Promote women's access to jobs and managerial positions: An increase in women's participation in the formal labor force invariably permits more women to secure the financial resources for procuring and owning land (Njoh & Ananga, 2016).

Promote women's access to capital: Women with legal land rights are likely to have better access to capital and financial resources (Efobi et al., 2019). Setting up micro-credit schemes and availing finances through established lending institutions will allow women to borrow money at negotiated interest rates to buy, rent, and register land use and other land property rights under their names (Efobi et al., 2019; Ingwani, 2021; Wekwete, 2014).

Promote women's access to information, knowledge and technology: The use of technology, including mobile phones, can increase women's access to markets (Wekwete, 2014). It is essential to give attention to gender differences and to ensure that women's voices are heard when promoting technological developments to avoid increasing gender inequalities (CSW, 2023; Del Río Castro et al., 2021; ICTforAg, n.d.; Treinen & Elstraeten, 2018).

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3.4 The Need for Monitoring Mechanisms

Responsible land governance requires sex-disaggregated indicators on land ownership and rights to generate comparable, sex-disaggregated data to support evidence-based decision-making (FAO et al., 2019; Unger et al., 2023).

Initiatives such as the Global Land Governance Index (LANDex), the Prindex perceptions on land tenure security, the WorldBank land indicators, the Gender and Land Rights Database (GLRD) of the Food and Agriculture Organization are extremely valuable to generate sex-disaggregated statistics concerning land rights and land tenure security.

The African Union Commission (AUC)'s Women, Gender and Development Directorate (WGDD) has kicked off the Maputo Protocol Scorecard and Index (MPSI) to assess the progress on gender equality and women's empowerment (GEWE) and the implementation of the Maputo Protocol (African Union, 2020).

The 2030 Agenda recognizes the centrality of gender equality in land access and security of tenure for achieving sustainable development. Gender equitable land rights are contemplated in targets 1.4 and 5.a, with the following key indicators: 1.4.2 - Proportion of total adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure; 5.a.1- (a) Proportion of total agricultural population with ownership or secure rights over agricultural land, by sex; (b) share of women among owners or rights-bearers of agricultural land, by type of tenure; and 5.a.2 - Proportion of countries where the legal framework (including customary law) guarantees women's equal rights to land ownership and/or control (ILC, 2018; UNCCD, 2022).

Although several efforts to generate sex-disaggregated statistics in the social, economic and political spheres were endured in the past decade (UNCCD, 2022), most of the data is based on estimates because it is still challenging to obtain accurate gender-segregated data on land access and tenure security due to the lack of data and the profound differences across African countries (Chimhowu, 2019; C. Doss et al., 2015). Global and regional measurement instruments have not yet managed to gather sufficient data to report on the proposed indicators (UNCCD, 2022).

4 CONCLUSIONS

The fact that women cannot get access to land and have their property rights denied by traditions and power relations is a serious threat to sustainable development. This literature review illustrated several measures to mitigate and potentially eliminate the barriers to women's land access and land tenure security. These were organized into legal, institutional, socio-cultural, and socio-economic measures.

The international community and civil society are vital to support and provide pressure or leverage for national legal reforms. However, while it is essential to pursue gender equality in the land legal and regulatory framework, it is also necessary to ensure that these instruments are implemented at all levels of land administration, including at the community level. Deep-

~~seated cultural ideas need to be understood in their context, and non-discrimination provisions~~
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must therefore be included in statutory, land, family, and customary laws, especially regarding inheritance, women's participation in the decision-making process, and women's education and access to information, technology and financial resources.

Land surveyors play a crucial role in ensuring women's land rights. They are responsible for measuring and mapping land, creating records of land ownership, and ensuring that land use and development comply with legal and regulatory requirements.

This review is not exhaustive, but it presents current perspectives relevant to illustrating potential mitigation measures against the main constraints women face when dealing with access to land and other productive resources. Future research is required to include additional information from professionals and complement the broader literature research this review is part of.

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Christiaan Lemmen is full Professor Land Information Modelling at the Faculty of GeoInformation Science and Earth Observation of the University of Twente in the Netherlands. His other main job is as Senior Geodetic Advisor at Kadaster International, the international branch of the Netherlands Cadastre, Land Registry and Mapping Agency. He is director of the OICRF, the International Office of Cadastre and Land Records, one of the permanent institutions of FIG.

Rosana Albuquerque is a Professor in the Department of Social Sciences and Management at Open University Lisbon. She has a Master in Intercultural Relations and a PhD in Sociology, specialized in Sociology of Migration. She is also a researcher at the Center for the Study of Migration and Intercultural Relations, evaluating issues concerning descendants of migrants, associativism, civic participation and citizenship. She is interested in intersectional theory to analyze discrimination and inequalities, sexism and racism, as well as social policies related to human rights and social sustainability.

Eva-Maria Unger works with the international arm of the Netherlands national mapping, land registration and cadastral agency as a Senior Land Administration Advisor. She holds a MSc. in Geodesy and Geoinformation, and a PhD in Land Administration. Eva-Maria was chair of the FIG Young Surveyors Network and initiated the Volunteer Community Surveyors Program (VCSP) supporting the UN-Habitat GLTN's county-level implementation plans and programmes. Dr. Unger completed a secondment with UN-GGIM and is the director of OICRF.

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Promoting Women's Land Rights in SubSaharan Africa: Potential Mitigation Measures to Gender Inequality in Land Access and Land Tenure Security A Literature Review (12221)
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