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19-24 May

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## Critical Emerging Areas for Global Work towards Gender Equality in the Land Sector

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## Tenure Security Intervention In Informal Settlements Through Tenure-Responsive Land Use Planning in Okahandja, Namibia:

 Securing land tenure for Women in Okahandja's informal settlements

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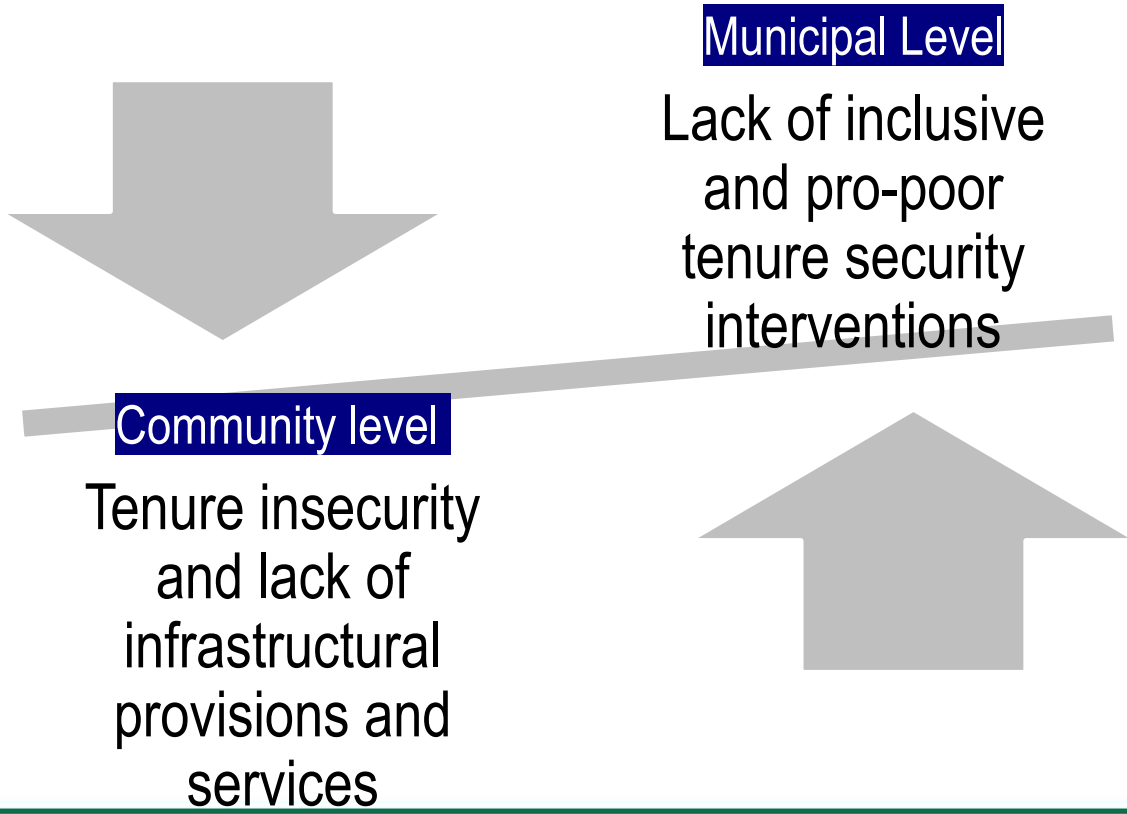
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## Challenges and Interventions



### Approach

- Participatory-community led informal settlement upgrading

### Gender-responsive GLTN Land tools

- Tenure-Responsive Land Use Planning (TR-LUP)
- The Social Tenure Domain Model (STDM)
- Participatory enumeration



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## Outcomes and lessons

- Enumeration, mapping and documentation: Data available on women and tenure security
- Female-headed households are integrated in the layout plan
- Women community representatives (CLIP team)
- Capacity development, learning and awareness building for women and girls
- Access to decision-making platforms for women and girls

**Lesson: Ensuring informal settlement upgrading strategies are gender-responsive and not only pro-poor**

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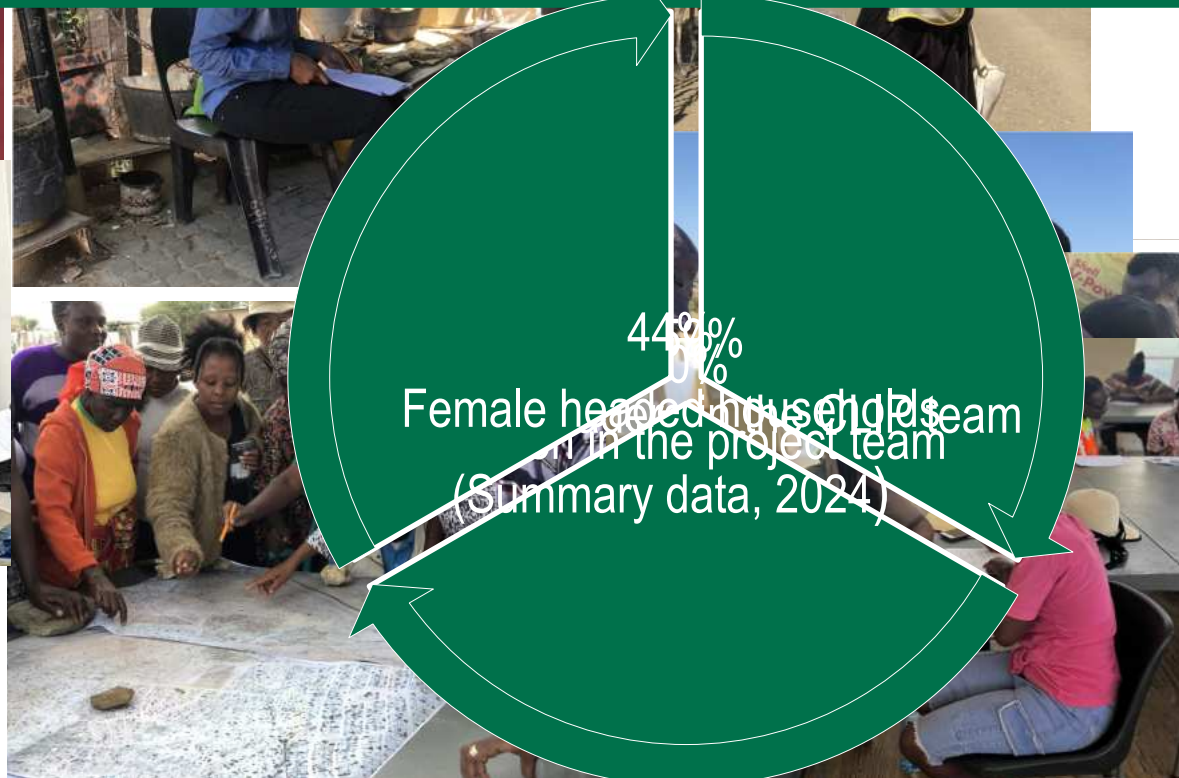
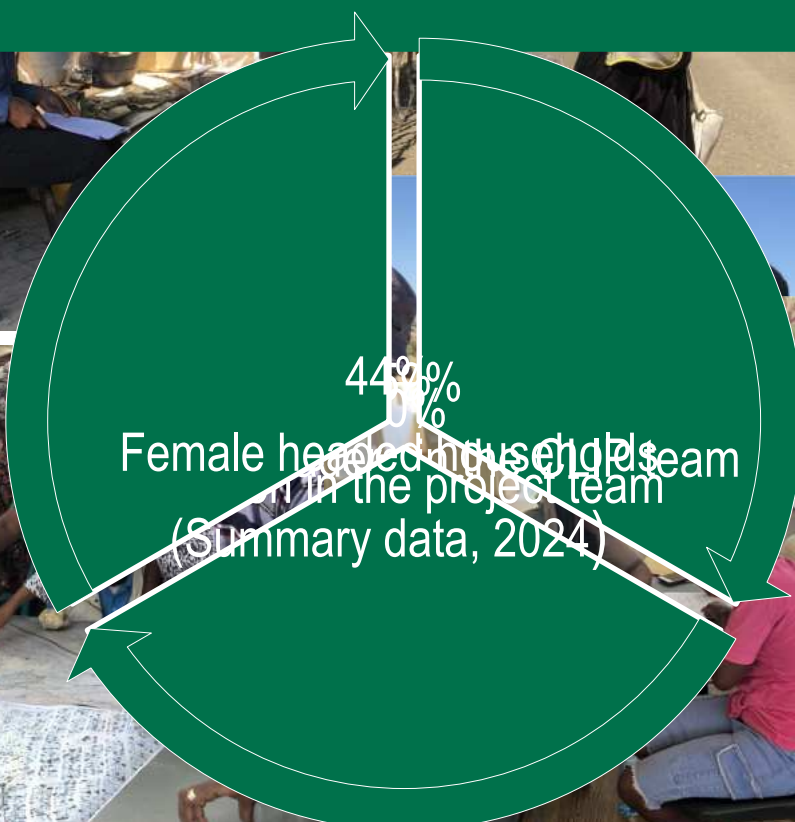
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## Conclusion: Women's involvement in TR-LUP, Okahandja



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## Urban/Rural Nexus—Land Tenure on the Urban Periphery

Nana Ama Yirrah

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## Brief overview of Ghana's land tenure system

- a. State system and institutions responsible
- b. Customary system and institutions responsible
- c. The duality in the two systems

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## How women access land under the customary system and mechanisms for securing women's land rights

- a. Inheritance
- b. Lineage (social organization and kinship arrangements)
- c. Customary tenancy
- d. Although largely undocumented, these means of accessing land rights are recognized and respected under societal norms, customary practices and values, and therefore upheld by ethnic groups. Also guaranteed under the 1992 Constitution of Ghana.

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## Transformation that occurs in Peri-urban Periphery and Impacts on Women's Land Rights

- a. State involvement in the management of land and administration of land rights leading to deviation from customary practice and rules on inheritance, customary tenancy and lineage.
- b. Land market transformation, influencing prices of land and rent. This pushes women out of the land market as they may not have the financial resources to compete on the transformed market.
- c. Competing land uses, pushing out agricultural land uses
- d. Increase in scope, scale and complexity in land disputes (disputes over ownership, use, and size)
- e. Disintegration of communal spirit and safety network for women.
- f. Loss of income (even if the household is able to keep their farm parcel, the income from the household farming activity no longer meets the household needs due to transformation of the local economy.)

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## Lessons/recommendations

- a. Institutional capacity strengthening of both state and customary land institutions (to uphold the right standards, principles, considerations and approaches in handling peri-urban development)
- b. Improve coordination between Local Government Authorities and Customary Land Authorities
- c. Orientation towards recognition of land use and spatial planning and part of land tenure systems
- d. Mend the disconnect between the state land institutions and the customary land authorities
- e. Education, sensitization and awareness raising
- f. Organize women as groups and make the land rights advocacy agenda an integral part of the groups' focus.

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## REDUCING LAND RIGHTS VULNERABILITIES TO CLIMATE CHANGE IMPACTS

CLARISSA AUGUSTINUS

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## PART 1: APPROACH

### 3 PERSPECTIVES

- GENDER
- LAND RIGHTS
- WHAT DOES THE PLANET NEED FOR HUMAN FOOD, WATER SECURITY ETC FOR NOW AND THE FUTURE

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## SCENARIOS FOR OUR FUTURE TO 2050

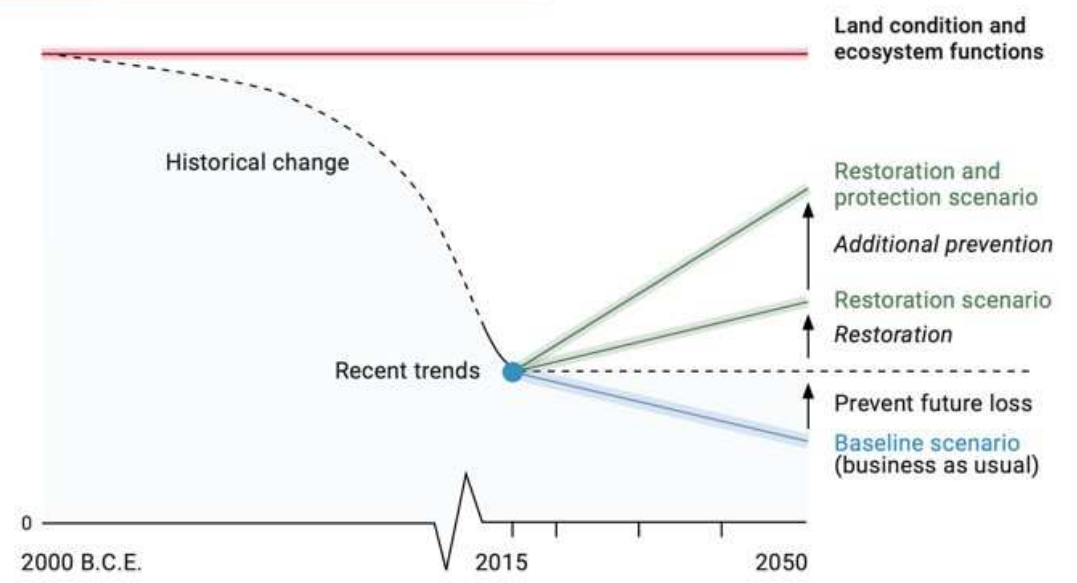
### BASELINE

- Current trends in land & natural resource degradation continue
- Demand for food, feed, fiber, bioenergy rise
- Food production slows
- Biodiversity declines

### RESTORATION & PROTECTION

- Restore & protect half of Earth's land
- Conserve & manage 30% of the earth's terrestrial & marine areas by 2030 (UNCBD – GBF)
- Restore 1 billion hectares of degraded land (UNCCD) by 2030

FIGURE 3.2 Three scenarios for future land health



Source: PBL, 2021.

<https://www.unccd.int/resources/global-land-outlook/glo2>



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## DIFFERENT CONVENTIONS & NATIONAL ENVIRONMENTAL PLANS

- UNFCCC/Climate/**carbon** – Nationally Determined Contribution (**NDC**) report - <https://unfccc.int/NDCREG>
  - Most important plan
  - Number of NDCs with women + land rights?
- UNCBD/**biodiversity** - National Biodiversity Strategies and Action Plans (**NBSAP**) reports - <https://www.cbd.int/nbsap/search/>
- UNCCD/**land** – Land Degradation Neutrality (**LDN**)- <https://www.unccd.int/our-work/country-profiles>
- First recognition that land key to all 3 - UNEP UNEA-6 (03/2024)

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## IMPACT ON WOMEN

- Millions of poor people & women will be affected by:
  - Global environmental agreements to protect the planet – necessary for our food & water
  - Competition for land & natural resources
  - Impact of climate change & natural disaster on local communities causing migration –
    - Drought will displace 700 million people by 2030 (UNCCD)
- Women smallholder farmers, pastoralist families, women living in indigenous & local communities most affected
- YET: Local communities are critical to success of achieving global environmental goals as they look after the land & natural resources
- Existing land tenure security & operational gap
  - Countries with few land records – 4 billion out of 6 billion land tenures outside government systems (de Vries et al. 2016)
  - Climate science approach - more about 'people centred climate action' to achieve environmental goals
- Security of tenure/land rights for all is critical particularly for women
- BIG QUESTION: HOW TO BALANCE ENVIRONMENTAL GOALS, LAND RIGHTS & GENDER EQUALITY

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## PART 2. KEY NORMATIVE APPROACHES

### UNFCCC & UNCCD

- Land **rights** invisible global environmental level
- Gender in UN environmental conventions BUT weak link to land globally
- Women's Land Rights invisible at national level in Conventions
- ACTION: Engage with NDC, NBSAP & LDN national processes (2024)

### UN Woman, UNCCD & IUCN manual

- Align project goals to gender equality in national plans & strategies for land, forest, watersheds & natural resource use, management & governance
- Project objectives: both protect land & natural resources & reduce gender inequality
- Gender mapping on the context, problems, root causes & drivers impacting the environment & women's & men's varied roles, rights & duties regarding land, productive & natural resources, & how the project intervention might affect them differently
- Social, gender & environmental impact assessment

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## PART 3. SUMMARY OF EXPERIENCE: CLIMATE

### CHALLENGES

- By comparison to working with gender-responsive land rights – **little *documented* experience on climate & gender responsive land rights**
  - Uganda (GLTN), Bangladesh (ALRD - NDC), Kenya (Huairou Commission) to name a few
- Climate agenda is moving rapidly, & very complex concepts & language.
- Global to local power imbalances impact local people
  - Global supply chains
  - Corruption around natural resources
- Scientists, government environment depts. unclear on pathways to work with local communities (women)
- Governments in the south struggling to accommodate rapid changes in their administrative procedures – e.g. carbon offsets
- Very little best practices on the ground at scale documented

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## LAND TOOLS & APPROACHES APPLIED/UNDER DEVELOPMENT/NEEDED

### LINKED TO GLTN TOOLS

- Gender-responsive participatory mapping, land use planning, FFPLA & natural resource certificates (Uganda)
- Commission 7 Working Group 7.3 reviewing the Land Administration Domain Model, including Social Tenure Domain Model to include 'Sustainable Cities and Communities, Life Below Water, Life on Land, LUP, marine environment'
- Commission 7 Working Group 7.2 FFPLA linking to UN-Habitat/GLTN for further support for Implementation Guidelines- could enrich with climate (has gender)
- Gender responsive continuum of land rights also a gender responsive tenure-land restoration nexus (UNCCD GLO)
- Climate responsive Gender Evaluation Criteria (GEC) – TO DO
- Valuation of unregistered land ?natural accounting ?gender responsive -TO DO



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## EXPERIENCES/LESSONS LEARNED

- We have a long way to go and a lot of new thinking and preparatory work to do
  - Learn a whole new climate language
  - Inter-disciplinary work
  - Coordination across government departments
- More awareness raising to climate people about importance of gender responsive security of tenure being in the critical path of delivery of global environmental goals
- Need climate-responsive FFPLA thinking asap
- GLTN pro poor gender responsive tools could be adapted for climate – started Uganda, STDM, continuum, LUP
- Lobby governments to include gender-responsive land rights in their environmental plans (NDC, NBSAP 2024 reports & LDN targets).

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## QUESTIONS

- What are the best entry points for gender and land responsive climate actions in our own countries?
- How do we go about adapting our existing land tools for climate action?
- What would a gender & climate responsive land rights country project/program look like?

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## A highly vulnerable category of women in the Palestinian-Israeli war: Gaza Widows

Rafic KHOURI

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## Who are they and What conditions do they face?

- ❑ According to a UN Women estimation (the only available), dated 16th of April 2024, at least 3000 women may have become widows, and new heads of households, following their male partner's death.
- ❑ These women not only have to contend with a deeply rooted patriarchal society and systemic legal inequities, but they are increasingly vulnerable to gender-based violence, unable to support themselves and their families, and lack access to organizations that can help them—be it with food, safe shelter, or health care, several aid experts said.
- ❑ “Most of the burden will be on the women,” said Lucy Talgieh, head of the women’s program at the Palestinian Conflict Transformation Center, a civil society organization based in Bethlehem. “They have to be strong—to live, and to help their children, and to start a new life, maybe with an injured husband who has become disabled, or maybe as a widow with four to five children to care for.”

<https://www.unwomen.org/en/news-stories/feature-story/2023/10/facts-and-figures-women-and-girls-during-the-war-in-gaza>

<https://foreignpolicy.com/2024/01/12/gazas-widows-are-fighting-for-their-families-lives/>

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## Urgent need for shelter

- The number one priority for these women appears to be securing shelter for themselves and for their children. Reports indicate for instance that these women tend to gather in (unplanned) specific areas of refugee camps.
- BBC reports that “the widows of Al-Mawasi are waiting for a new camp for unaccompanied women and their children to be completed.
- There they hope for food, a place to shelter out of the wind - the same way they hope that the killing might stop so that no more will be taken from them.”
- <https://www.bbc.com/news/world-middle-east-68471121>

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## Inheritance rights of widows according to Islamic law

- ❑ Inheritance rights of widows in Gaza are determined by Islamic law. Coran provides that “wives will inherit one-fourth of what you leave if you are childless. But if you have children, then your wives will receive one-eighth of your estate—after the fulfilment of bequests and debts (Quran 4:12).
- ❑ In addition, Quran also provides that “Those of you who die and leave widows should bequeath for their widows a year’s maintenance and residence” (Quran 2:240). No data is available about this procedure in the Gaza Strip.
- ❑ No doubt that these widows will need both financial and moral support, to reach a minimum of economic independence, but this will probably require the establishment of a new authority in the Strip, which would be responsible of supporting this highly vulnerable category of the Palestinian refugees.



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Thank you for your attention  
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## Securing tenure rights on customary lands; Chamuka Chieftdom, Zambia

*His Royal Highness  
DR. Morgan Kumwenda  
Chief Chamuka VI  
Chamuka Royal Establishment  
Zambia*

*Monday, 21 May,  
2024*



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## Customary Land Governance in Zambia; the Challenge

- ❑ Land in customary areas in Zambia is administered under customary law by chiefs **using undocumented, informal African customary laws applicable to each chiefdom.**
- ❑ Dependency on agriculture in customary lands is threatened by market forces, rapid urbanization, and increased demands for land from urban elite and foreign investors
- ❑ The situation is aggravated by the **lack of documentation of land rights.**
- ❑ Inhabitants of customary land are vulnerable to **forced displacements, and frequent land disputes** among individual villagers, headpersons and even chiefs pertaining to boundaries.
- ❑ Women and girls **suffer MOST due** to the cultural and patriarchal nature of this land administration in customary areas
- ❑ A significant **but unknown portion** of customary land has been converted to statutory tenure both by individuals and the state since 1995 with the emergence of the Land Act (cap 184)

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# Chamuka Chiefdom

- ❑ Chamuka chiefdom is one of 288 chiefdoms that form the country's rural landscape.
- ❑ The Chiefdom is located **on the peri-urban fringe** between Lusaka (capital city of Zambia) and Kabwe (the capital for the Central province)







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## Documentation of land rights in Chamuka Chieftdom; Tools and Approaches

- **Beginning July 2016**, Chamuka Chieftdom under the leadership of H.R.H Chief Chamuka began piloting innovative land tools and approaches to document the land rights of all subjects in Chamuka Chieftdom.
- These tools included the **Social Tenure Domain Model (STDM)**, the **Gender Evaluation Criteria (GEC)** and **Participatory Enumerations**, developed by the **Global Land Tool Network (GLTN)** as facilitated by **UN-Habitat**.
- The project was locally led by **People's Process on Housing and Poverty in Zambia (PPHPZ)** and its grassroots alliance partner the **Zambia Homeless and Poor People's Federation, (ZHPPF)**, in collaboration with **Chamuka Royal Establishment**
- The project targeted 11 villages in the Chieftdom. This has since expanded to **cover 57 villages in the Chieftdom (2016-2022)**

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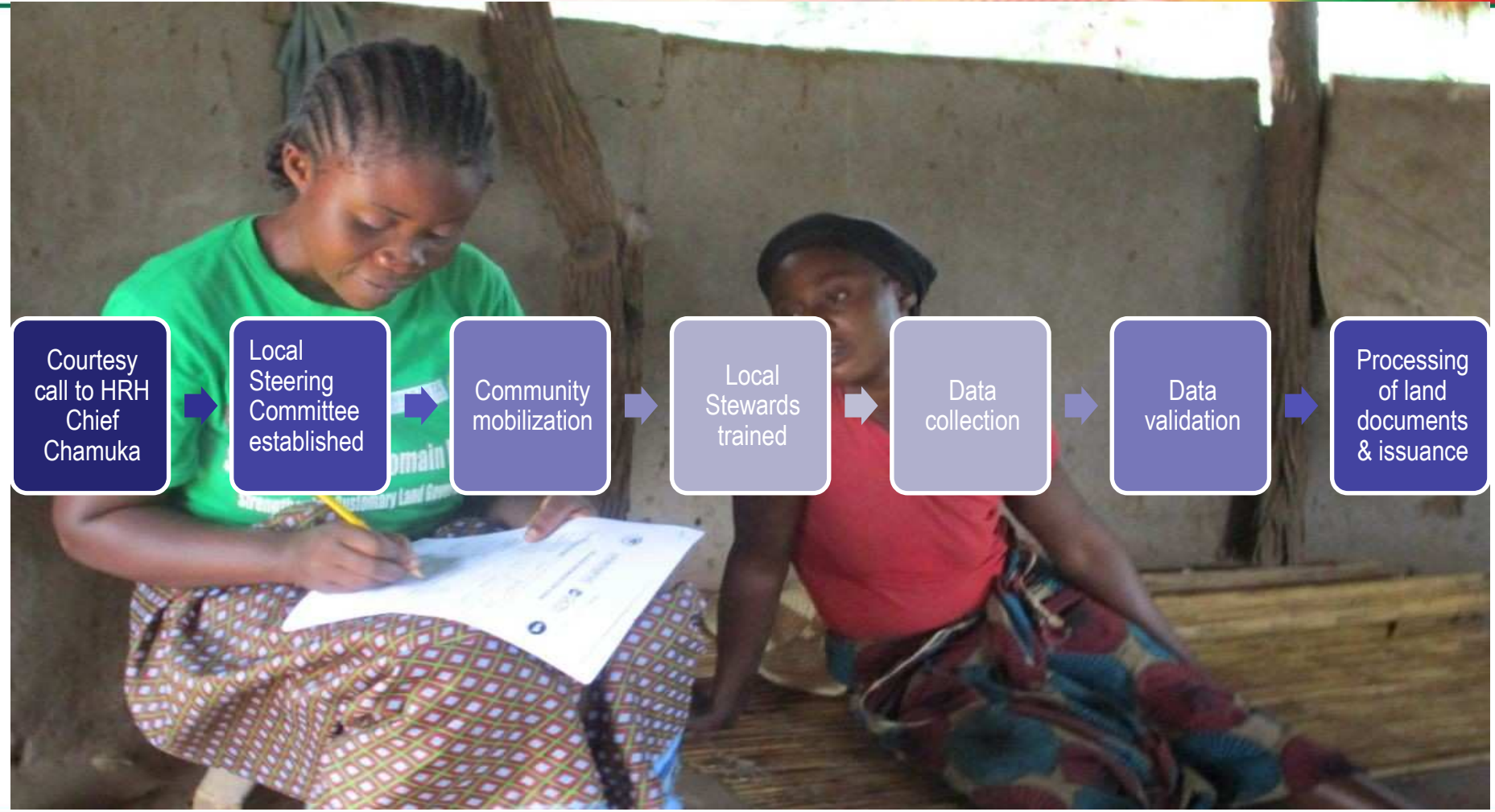
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## The Process...



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## Achievements/Outcomes

- The process has provided **invaluable information** to fully comprehend the developmental constraints and opportunities in Chamuka.
- A total of **57 villages in Chamuka (out of 207 villages)** have been mapped and enumerated using innovative land tools
- Certificates of Customary Land Occupancy have been issued to **4,752 households** (1,518 females, 2,033 males, 1,201 joint ownership) which translates to a population of about **29,216** people.
- A total of **73 community stewards** have been trained to collect geo-spatial information and are well conversant with the STDM tool as well as the others.
- During the implementation of the project, a total of **536 land disputes** identified and successfully resolved.
- An **STDM resource centre was also constructed** and is operational to act an anchor of all STDM activities in the Chieftdom as well as a learning hub for other chieftdoms.

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## Impacts since 2016

- Chamuka has become a **learning centre on the use of innovative fit-for-purpose land administration tools**, nationally and abroad, as a point of reference for organizations working in the land sector in relation to **indigenous communities, customary land and women's land rights**.
- The community has been empowered and **has a voice to protect their interests on their land** (negotiations with investors- solar investment firm, manganese processing plant negotiations etc.)
- To promote gender equality, Chamuka chieftdom has approved guidelines **to allocate 50% of all available land to women**. Also, **joint registration** of certificates of occupancy is **MANDATORY** where both spouses exist.

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## Impacts since 2016 CONT'D

- **Local empowerment**; communities have been empowered to interact with the innovative land tools contrary to the perception that handling of computerized data is the sole preserve of professionals.
- **The land certification initiative in Chamuka Chiefdom contributed immensely to the discussions of administration of customary lands in Zambia during the development of the Zambia National Land Policy of 2021. (The lessons and experiences reflected in the NLP 2021!)**
- There has **been a drastic reduction in land disputes** and as such peaceful co-existence in Chamuka's (536 land disputes were identified and successfully resolved in the 57 villages)
- The process has helped to amplify **voices of women and youth in the land governance discourse** through their participation in the process and issuance of the certificates.

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## Lessons Learned

- High precision and technical cadastral surveys are not the only answer to land tenure challenges. Rather recognizing and protecting people's rights to land within their context is key to fulfilling land tenure needs which vary considerably.
- Community driven initiatives are key in strengthening customary land governance.
- Further, the use of innovative land tools (STDM, Participatory Enumerations, GEC) to document land has provided evidence that it is possible to formalize customary land using fit-for-purpose land tools.

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## Recommendation/Food for Thought

- The need for the development of inclusive standards for customary land administration in Africa, (Zambia included) is becoming very urgent.
- In Zambia, the recognition of Chiefs as the authority to oversee customary land with the discretion to allocate land to individuals, families, and investors is not enough. A robust and responsive legal system codifying customary land administration is also needed.
- In the context of the push towards commercial large-scale agriculture (as a driving engine for the Zambian economy), there is a huge risk of pushing small-holder farmers and peasants off their land and out of production with severe associated impacts, because most customary lands are not documented!

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## GLTN Phase 3; Gender Equality in the Land Sector

*Hellen Ndungu*  
*Global Land Tool Network*  
*UN-Habitat*

*Monday, 21 May,*  
*2024*

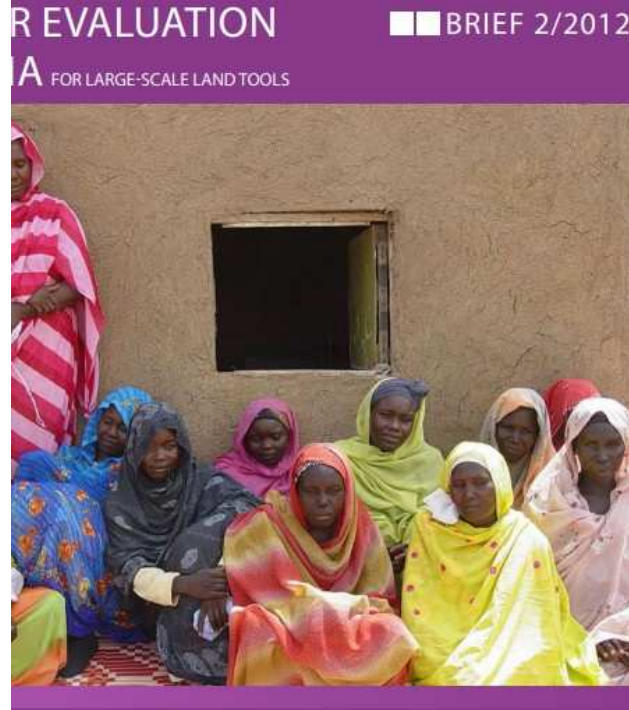
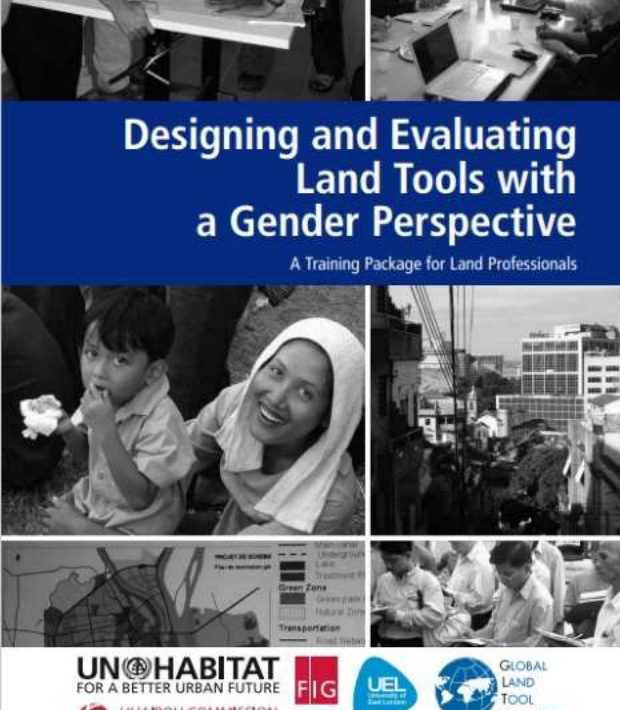
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good land governance

## GLTN Gender Agenda

- The GLTN Gender agenda was adopted at a Roundtable at the World Urban Forum in 2006.
- The Agenda underscores the need to ensure **gender-responsiveness** in all stages of tool development and implementation.
- Gender responsiveness is one of the **operational principles of GLTN**
- GLTN assesses land issues and tools from a gender perspective, develops capacity on gender and land issues, and studies the tenure rights of women and legal reforms that affect them.
- GLTN has a solid footing in gender, and in some cases is doing cutting edge work





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### Results in Phase 3- Gender and Women Land Rights

GLTN supported national governments and stakeholders in development of gender-responsive, pro-poor national land policies and legal frameworks, national strategies and proclamations in **Nepal, Zambia, Uganda, Iraq, DRC, and South Sudan.**

GLTN also collaborated with governments and stakeholders in Uganda, Namibia, Kenya, the Philippines, Palestine, Laos, Tunisia, Libya, and Lebanon, to implement existing land policies, legislation and strategies to address the land needs of **women, youth, and vulnerable groups.**

The above has impacted approximately **329,067,806** million people (of which approximately **166,309,418** are **women and girls**) globally, whose prospects for improved security of tenure have been enhanced.

In most GLTN priority countries, GLTN has supported laws, policies, strategies, and guidelines **promoting and explicitly protecting women's and girls' land rights** such as **joint spousal land registration, land registration of women who are single heads of households, and land registration for the youth.**

For example, under Objective 8 of the Zambia National Land Policy (NLP) promulgated into law in 2021, the policy provides that 50% and 20% of available land for alienation should be allocated to women, and youth, respectively.

In Uganda, the government launched the Gender Strategy for the national land policy implementation in 2019 which envisions to adequately address the gender differences in Uganda's land sector.

In Nepal, the NLP promulgated into law in 2019 provides for land rights of women and vulnerable groups including providing tax incentives for land registered in women names



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### GLTN Phase 3; Women population in 9 GLTN priority countries

Country	2019	2020	2021	2022	2023*
Democratic Republic of Congo	4,530,647,800	4,678,718,700	4,831,926,800	4,989,217,700	5,153,119,071
Zambia	931,407,900	958,910,200	986,412,100	1,014,003,300	1,041,968,220
Nepal	1,512,828,800	1,536,818,300	1,566,402,500	1,590,133,400	1,608,300,877
Uganda	2,170,747,500	2,243,152,000	2,315,314,000	2,384,825,300	2,452,093,056
Namibia	126,526,600	128,743,800	130,898,500	132,844,900	134,767,959
Iraq	-	2,125,940,600	2,173,618,400	2,220,575,100	2,270,901,111
Kenya	2,567,925,700	2,620,508,200	2,672,642,900	2,724,993,800	2,779,117,882
Tunisia	-	-	-	-	630,945,650
South Sudan	-	-	-	-	559,727,957
<b>Total</b>	<b>118,400,843.00</b>	<b>142,927,918.00</b>	<b>146,772,152.00</b>	<b>150,565,935.00</b>	<b>166,309,417.84</b>







*A montage of different activities in phase 3 towards gender equal land rights*







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