



SOURCEBOOK FOR OPERATIONALISATION OF GLOBAL LAND INDICATORS

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SECURING LAND AND PROPERTY RIGHTS FOR ALL

UN HABITAT
FOR A BETTER URBAN FUTURE

GLII
GLOBAL LAND INDICATORS INITIATIVE

 **GLTN**
GLOBAL LAND TOOL NETWORK



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PREFACE

GLTN and the Natural Resources Institute at the University of Greenwich are pleased to share this sourcebook, as a working paper, to assist with the operationalisation of GLII indicators at the country level. This sourcebook provides material for developing a handbook for implementing the land indicators at country level. The aim of the sourcebook is to set out material for further development, discussion and compilation into one or more operational handbooks that provide guidance on the steps required and approaches that can be applied for national stakeholders and collaborating partners to establish practical arrangements for data gathering, analysis and reporting against a harmonised set of land indicators. These indicators have been broadly agreed amongst multilateral, governmental and civil society agencies and with the GLII stakeholder platform, and include headline indicators (including 1.4.2) now agreed and incorporated in the framework for implementing the globally agreed Sustainable Development Goals by the UN Statistical Commission (UNSC).

The sourcebook presents 15 proposed global land monitoring indicators, together with detailed assessments of feasible data sources, methodologies and approaches for data collection, assessment and reporting.

The sourcebook can be of significance for the global land and development community because the security of land and property rights and effective systems for land governance are widely recognized to be central factors in achieving positive development outcomes for inclusive economic growth, food security, poverty reduction, sustainable natural resource management and sustainable cities. Following consideration by GLTN and the GLII Reference Group convened to review proposed data sources and feasible statistical methods, the sourcebook is published by GLTN as a Working Paper. This is made available online for comment and appreciation and subsequently for improving and

releasing next drafts of the sourcebook, after having incorporated the feedback and practical steps in country level operationalisation of the GLII indicators.

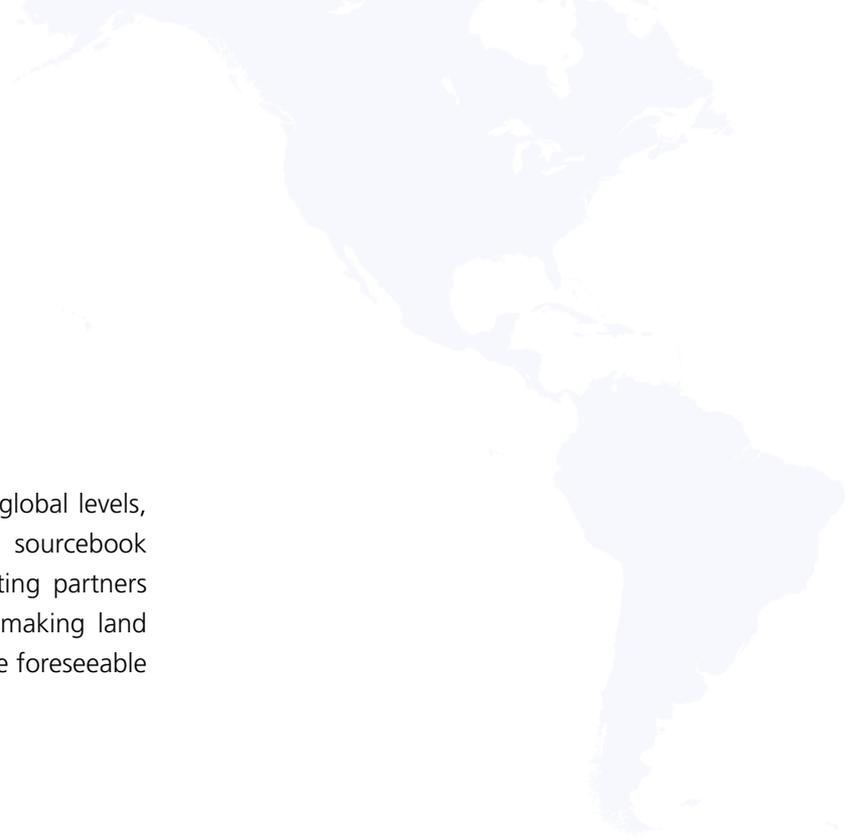
This document is a reflection of collective thinking and open knowledge sharing among various experts and representatives of institutions that are active in the land sector. GLII, in consultation with the Natural Resources Institute, constituted a Data and Statistics Reference Group¹ to finalize global land indicators, data sources and methodologies. The document is the result of analysis undertaken by NRI in consultation with this group, which has played an important role in refining indicator formulations, discussing feasibility, prioritizing data sources, agreeing on disaggregation possibilities, and scoping possibilities of linking up with ongoing data collection and assessment initiatives relevant to rural and urban areas. It is hoped that the report demonstrates the potential for the GLII platform to provide the necessary drive and acceleration for the global land monitoring agenda. The sourcebook proposes a harmonized and open framework for land monitoring which can be used by existing /on-

¹ The members of the group are:

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going initiatives at country, regional and global levels, and to which they can contribute. The sourcebook can therefore support GLII, its collaborating partners and regional /country level initiatives in making land monitoring at a global scale a reality in the foreseeable future.



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The authors are grateful for advice and assistance from Esther Obaikol, GLII coordinator at GLTN / UN-Habitat, for contributions and suggestions from members of the GLII Data and Statistics group (listed in footnote 3), from Thea Hilhorst at the World Bank, and also from Geertrui Louwagie, EEA; Jennifer Lisher, MCC; Luca Miggiano, Oxfam International; Mercedes Stickler, USAID; and Robin McLaren, KnowEdge Ltd. Timely advice and guidance from collaborating partners, including the World Bank, USAID, ILC, MCC, UNECA and initiatives, such as the LPI, World Census on Agriculture initiative of FAO and from GLTN / UN-Habitat, have helped to shape the document. It has also benefited immensely from the discussions at the Expert Group Meeting on 23rd March 2015 in Washington D.C.

01

BACKGROUND

1.1 PURPOSE OF THE SOURCEBOOK:

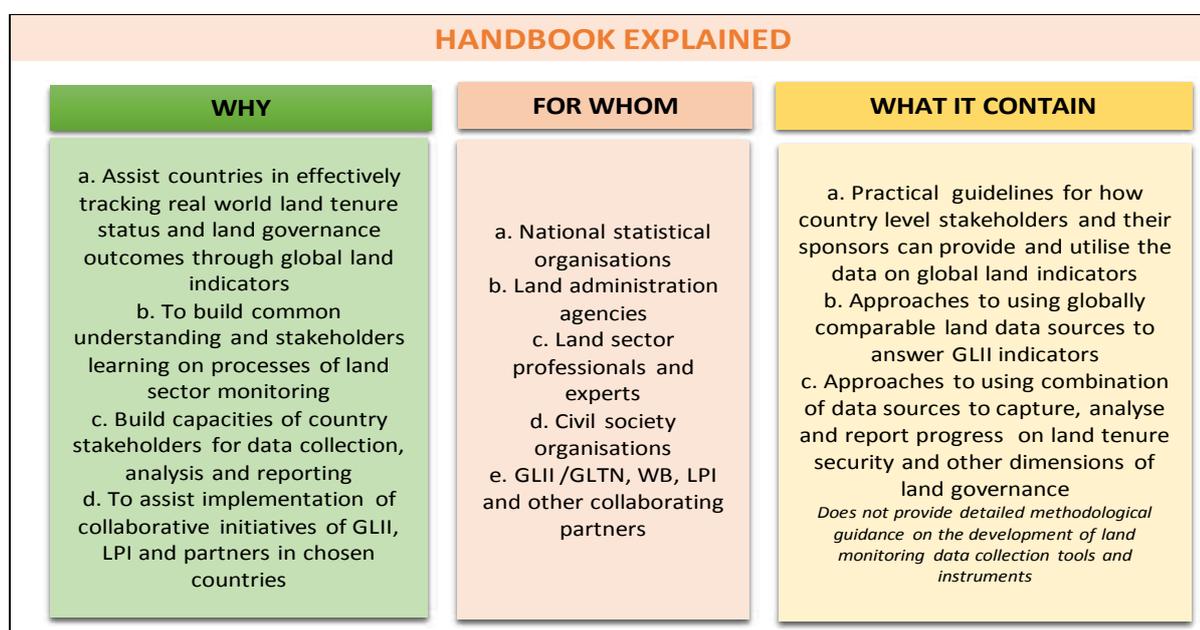
This sourcebook provides material for developing a handbook for implementing the land indicators at country level. The sourcebook is intended to assist GLII platform members and collaborating partners at all level by building on the concepts and principles set out in the GLII conceptual framework and providing information useful in testing and developing country based land monitoring processes. The aim of the sourcebook is to set out material for further development, discussion and compilation into one or more operational handbooks that provide guidance on the steps required and approaches that can be applied for national stakeholders and collaborating partners to establish practical arrangements for data gathering, analysis and reporting against a harmonised set of land indicators. These indicators have been broadly agreed amongst multilateral, governmental and civil society agencies and with the GLII stakeholder platform, and include headline indicators now agreed and incorporated in the framework for implementing

the globally agreed Sustainable Development Goals by the UN Statistical Commission (UNSC). Country based arrangements for land monitoring and reporting are expected to be assisted by GLTN and a variety of collaborating agencies. The tracking of progress against SDG land indicators 1.4.2 and the gender and land indicators under Goal 5 would receive support in the first instance from The World Bank, UN Habitat and FAO as nominated custodian agencies for these indicators.

The data to enable global land monitoring can be derived from different sources, including nationally available administrative data, and existing internationally applied assessment tools and monitoring processes developed by international agencies, such as the World Bank's LGAF and Doing Business expert opinion surveys, and by extending existing household and demographic surveys, censuses or other specialised surveys to include basic information on land.

These assessment tools and surveys are part of ongoing, structured, global and regional initiatives supported by

FIGURE 1: PURPOSE OF THE HANDBOOK (WHICH THIS SOURCEBOOK CONTRIBUTES TO)



international agencies and which can provide data for interpretation, analysis and reporting at the national level. This sourcebook therefore does not provide detailed methodological guidance on the development of these data collection tools and instruments. Instead it sets out practical guidelines for how country level stakeholders and their sponsors can provide and utilise the data, adapt them to collect additional data, combine them with other data sources, and fill gaps by establishing additional in-country data collection and assessment exercises, to enable regular reporting against the indicators. This should generally be done by working in close collaboration with global partners that are working towards globally comparable land data and harmonised monitoring arrangements.

Because availability of data for reporting against land indicators will be different in every country, and different combinations of data sources may be needed in each case, this precursor to sourcebook seeks to provide guidance on the steps that can be taken according to different scenarios. As adaptations to existing data instruments need to be tested, it also provides guidance on how these, and the arrangements for stakeholders to work together to assess and report on available data can be tested in a number of countries during 2016 and during the early stages of the GLII five year strategy.

The document is expected to be of value to national level land sector stakeholders and statistical agencies in enabling them /their countries to report progress against the post 2015 Sustainable Development Goals and targets, as the GLII headline indicators on land tenure security have been proposed for inclusion amongst the indicators for Goal 1, Ending poverty, and have received widespread backing across the international community.

The collection of additional data to meet other GLII land indicators can also assist in interpreting the significance of headline data on tenure security and show how far

countries are able to put in place necessary improvements in land governance systems. In these ways harmonized land monitoring can assist countries to gradually extend tenure security to all and make best use of available land resources as components in eliminating poverty and achieving sustainable and inclusive pathways for economic growth and development.

1.2 WHY LAND MONITORING

Whether women, men, local communities and indigenous peoples have secure rights over land, property and other natural resources has important implications for economic development and poverty reduction. Yet, pressure on land and other natural resources throughout the world is increasing, and security of access to land and property rights is often weak and can easily be undermined as development proceeds. GLTN has worked alongside partners to establish GLII as a platform for strengthening and harmonising global efforts at land monitoring. The rationale for this work is to support improvement of 'tenure security for all' and strengthen land governance at the local, national and global levels. More systematic country level monitoring of tenure security and other aspects of land governance when accompanied by action and investments to strengthen land governance and implement sound land policy will contribute to the following six scenarios where:

1. **Progressively increasing provision for secure land rights for all and particularly for women:** Farmers in rural areas – whether men or women require secure rights in order to be able to invest in developing their production. Secure land rights are also economically important to women, in both rural and urban areas. Women can hold land rights in their own right or through joint spousal tenure. Women's rights to inherit and bequeath resources are also important

in the context of the progressive evolution of customary systems so that they become less discriminatory.

2. **Progressively increasing provision of secure tenure rights for indigenous peoples and over land and natural resources held by local communities** For indigenous peoples and other groups holding land in common, the lands, territories, and other resources they utilise have significant economic, spiritual and cultural values which have implications for their rights to determine their own development options..
3. **Secure rights to tenure in urban areas are available for urban dwellers over their housing and property.** This can have important implications for economic development, poverty reduction and social inclusion.
4. **Progressively more efficient, accessible and appropriate mechanisms for the resolution**

of land disputes and conflicts of all kinds, both through the formal judicial system and alternative mechanisms, including those based on customary practice. Land disputes and conflicts undermine both security of tenure and sustainable resource use. Land disputes and conflicts are likely to have special impacts on women and vulnerable groups.

5. **Progressively improving infrastructure for the allocation, recording and management of land rights and delivery of associated services to land users and landowners.** Land administration systems are the institutions and procedures, including the technical methodologies and equipment, that together enable and provide the secure land related transactions services to the land users and landowners which lead to secure land investments, land-use and prosperity for all.
6. **Progressively improve land and soil quality.** This is also the proposed SDG target 2.4 "By

FIGURE 2: STEPS TO EFFECTIVE LAND MONITORING AT COUNTRY LEVEL



2030, ensure sustainable food production systems and implement resilient agricultural practices that increase productivity and production, that help maintain ecosystems, that strengthen capacity for adaptation to climate change, extreme weather, drought, flooding and other disasters and that progressively improve land and soil quality” and Target 15.3 “to combat desertification, and restore degraded land and soil, including land affected by desertification, drought and floods, and strive to achieve a land degradation neutral world “ (proposed target 15.3). These resources underpin key services, such as the production of food, feed, fibre and fuel, the sequestration of carbon, nutrient cycling, protection of biodiversity, and water regulation.

1.3 POSSIBLE STEPS TO IMPLEMENT LAND MONITORING AT COUNTRY LEVEL

The preparations for country level implementation of the land monitoring indicators will depend on specific country situation. Generically, it could entail the four steps as shown in the figure 2 below:

The country level piloting and scale up of land monitoring efforts should combine utilization of data from three main types of data sources:

- Compilation of relevant **data held by administrative sources**, together with gradual improvements in its coverage, availability and quality / reliability
- **Data from household surveys**, and other comprehensive national surveys, gathered through **integration of simplified specialized land module** into existing /ongoing household surveys
- Expert assessment of data from administrative and other sources, by linking with established globally

managed expert assessment processes and expert opinion surveys on land, or introducing similar methodologies in countries not so far covered by these.

- Improvement in design, availability and access to administrative data sources

In addition, country level land monitoring should consider the following possibilities:

- Opportunities to launch purpose-designed household surveys /stand-alone household survey using the simplified land module
- Participatory monitoring and evaluation exercises by projects and land governance initiatives within the country using the GLII proposed methodologies and data approaches
- Big data or data available through social media or crowd-sourcing in generating data

The country level land monitoring can feasibly happen in a collaborative mode amongst interested parties by establishing clear MoUs and partnership arrangement involving national land administration and statistical agencies. The GLII as a platform supported by GLTN and other partners can assist in establishing country level stakeholder platforms with access to the necessary technical expertise for data collection and analysis and to contribute to stakeholder debate and learning. The overall emphasis should be on maximizing /leveraging use of existing data sources and coordinate closely with agencies seeking to develop comparable data sources for the land sector (e.g. the World Bank, UN Habitat, FAO), rather than by encouraging parallel efforts.

1.4 STRUCTURE OF THIS SOURCEBOOK

This document (precursor to a handbook) is primarily meant for country level stakeholders and is therefore structured around the three main data sources which



in totality are expected to answer 13 out of 15 global land indicators. In addition, the sourcebook throws lights on other data sources which can complement the land monitoring at country level. It is not expected that a particular country will implement and utilise these data sources all at once, but over a period of time, the combination of data sources would be developed so as to be able to answer the global land indicators comprehensively which will then assist GLII / GLTN and other international agencies to compile and consolidate regional and global reports ranking on the status of land tenure security and land governance across the countries and at global level against the globally harmonized indicators, achieving the GLII vision of making global scale monitoring of land governance a reality by 2030.

HARMONISED FRAMEWORK OF
LAND INDICATORS AND COMPA-
RABLE DATA SOURCES

2.1 SUMMARY OF GLII INDICATORS AND DATA SOURCES

GLII is entering into second phase (2016-21) with a vision of *making global scale monitoring of land governance a reality by 2030* focused on common global indicators, globally comparable data sources and harmonised monitoring and reporting processes, aligned with VGGT and F&G of the LPI for Africa Framework & Guidelines. GLII is also continuing to work on the short-term mission of *promoting inclusion of tenure security indicators into the SDG framework*. The achievement of the stated mission requires commitments within GLII/GLTN along with dedicated support from UN Habitat, World Bank and MCC (the founding members) and all other partners and stakeholders in the land community. This section described the GLII indicators and main data sources.

LAND TENURE SECURITY

- (1) Documented land rights: *Percentage of women and men with legally recognized documentation or evidence of secure rights to land*
- (2) Perceived tenure security: *Percentage of women and men who perceive their rights to land are protected against dispossession or eviction*
- (3) Tenure security under a plurality of tenure regimes: *Level of legal recognition and protection of land rights and uses derived through a plurality of tenure regimes*
- (4) Equal rights of women: *Level to which women and men have equal rights to land, including rights to use, control, own, inherit and transact these rights*
- (5) Indigenous land rights: *Proportion of indigenous and community groups with claims to land, and percentage of land areas claimed and utilized by them that have legally recognized documentation or evidence of secure rights to land*

LAND CONFLICTS AND LAND DISPUTES: (THREE NEW PROPOSED INDICATORS)

- (6) Frequency of land disputes and conflicts: *Percentage of women and men, Indigenous Peoples and local communities who have experienced land, housing or property disputes or conflict in the past X² years*
 - (7) Availability of dispute-resolution mechanisms: *Percentage of women and men, indigenous and local communities that have access to effective dispute-resolution mechanisms*
 - (8) Land dispute resolution effectiveness: *Percentage of women and men, indigenous and local communities who reported a conflict or dispute in the past X³ years that have had the conflict or dispute resolved.*
- An additional indicator has been suggested to provide a useful picture of the overall level of land disputes in a country, and that can be calculated based on administrative data that should be available in formal the judicial system: *Percentage of all cases tried (or due to be tried) by national courts that concern land disputes*⁴.

LAND ADMINISTRATION SERVICES

- (9) Land administration efficiency: *Range of times and costs to conduct land transaction*
- (10) Transparency of land information: *Level to which land information is available for public access*
- (11) Land administration availability: *level to which all users, including women and vulnerable groups,*

² Appropriate number of years to be decided according to national priorities and available data – it may or may not be possible to standardise the period

³ Appropriate number of years to be decided according to national priorities and available data – it may or may not be possible to standardise the period

⁴ The appropriate period to be used to calculate this indicator will depend on available data and national priorities

have equal access to land administration services

- (12) Mobilization of land-based taxes: *Government tax derived from land-based sources as a percentage of total government revenue*
- (13) Land area mapped: *Proportion of national land areas with rights holders identified that is incorporated into cadastral maps / land information systems.*

GLII discussions have also proposed that additional indicators could be formulated to monitor the overall capacity and accuracy of land administration systems and the extent to which the system enables affirmative action to improve land access and tenure security:

- Land administration capacity: *e.g. average number of transactions conducted (or concluded) per week (or per month, per year) as a percentage of the total number of processes pending (for a defined set of types of transaction)*
- Land administration accuracy: *e.g. extent to which government provides protection or reimbursement for losses incurred by the mistakes caused by official land agencies*
- Affirmative action: *extent of affirmative action to promote land access and tenure security of identified vulnerable groups.*

SUSTAINABLE LAND USE

- (14) Aggregate national changes in land-use sustainability: *Changes in the geographical extent of sustainable land use, measured by i) land cover/land-use change; ii) land productivity change; and iii) soil organic carbon change.*
- (15) Progress in sustainable land-use planning: *Proportions of rural and urban administrative districts or units in which land use change and land development are governed by sustainable*

land-use plans that take account of the rights and interests of the local land users and land owners.⁵

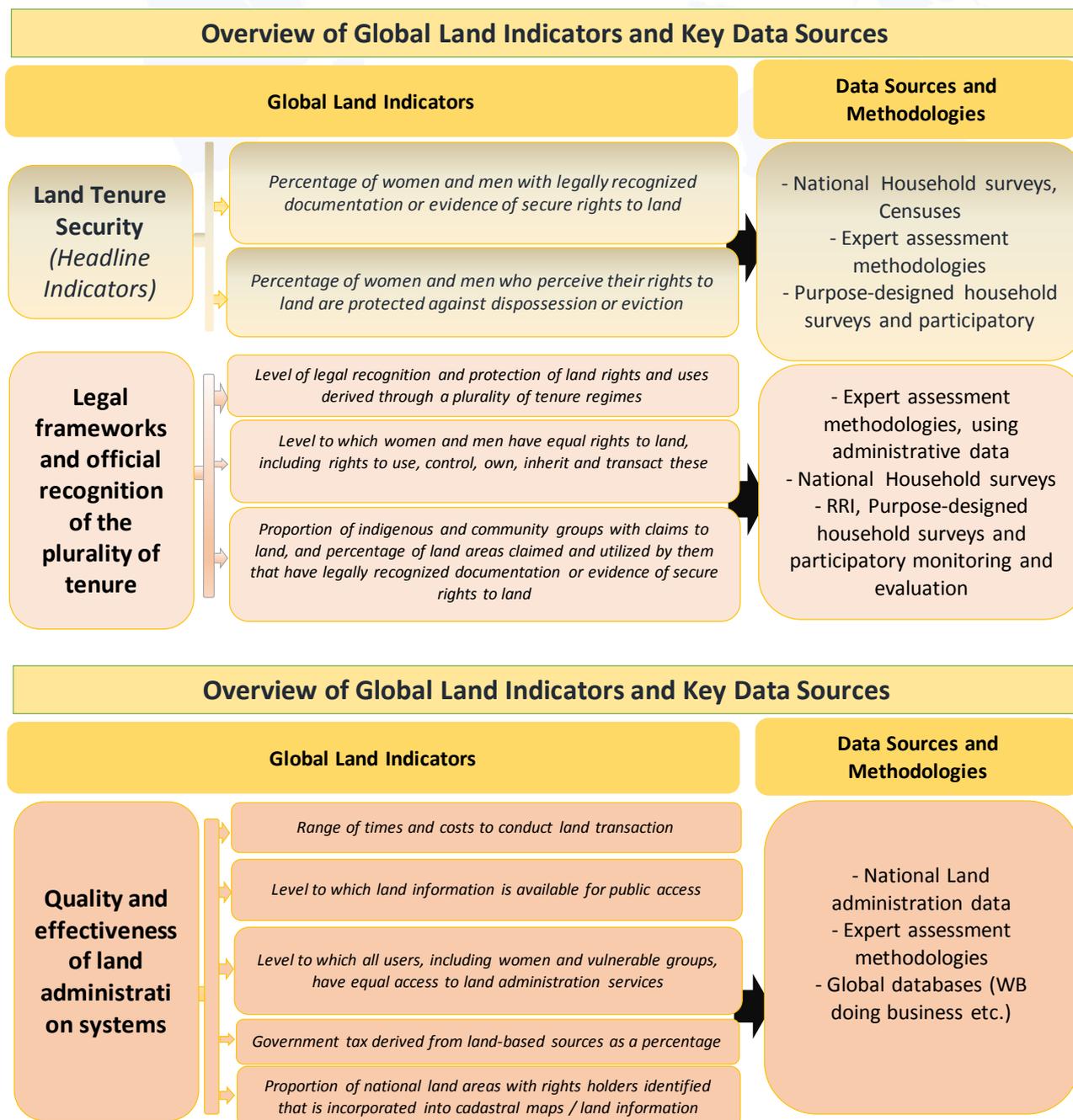
The overview of global land indicators and data sources is given in figure 3 below.

2.2 HARMONISATION AROUND PRINCIPAL DATA SOURCES

One of the principal starting points for the analysis of feasible data sources and methods, in addition to the indicators themselves, is a feasibility study on options for reporting on global land indicators in the context of the SDGs (GLTN 2014) conducted by the World Bank for GLTN. This concluded that global reporting and analysis were feasible based on the development and adjustment of existing data sets and data collection instruments. The World Bank is a major player in the development of data sources on land, both for its own purpose and for use by others, as is UN-Habitat. In addition, other bilateral and multilateral agencies, such as FAO, MCC and USAID, are willing to assist in global land monitoring and to conduct effective monitoring and impact evaluations of their own land programmes; they also support the development of a range of data collection instruments that reflect their own priorities and not just those confined to land-related questions. These data sources and collection instruments serve multiple purposes and are operated by different agencies. For purposes of global land monitoring, they would need to be linked to a common framework to enable consistent and regular reporting, with increased coverage around a common set of indicators that would help to orient the further development of data collection instruments and how they can be used by stakeholders at the national level. Major potential sources of relevant data are:

⁵ This formulation is proposed by NRI to capture the key points made at the EGM on what a process indicator of national capabilities to promote sustainable land use should seek to cover.

FIGURE 3: OVERVIEW OF GLOBAL LAND INDICATORS AND KEY DATA SOURCES



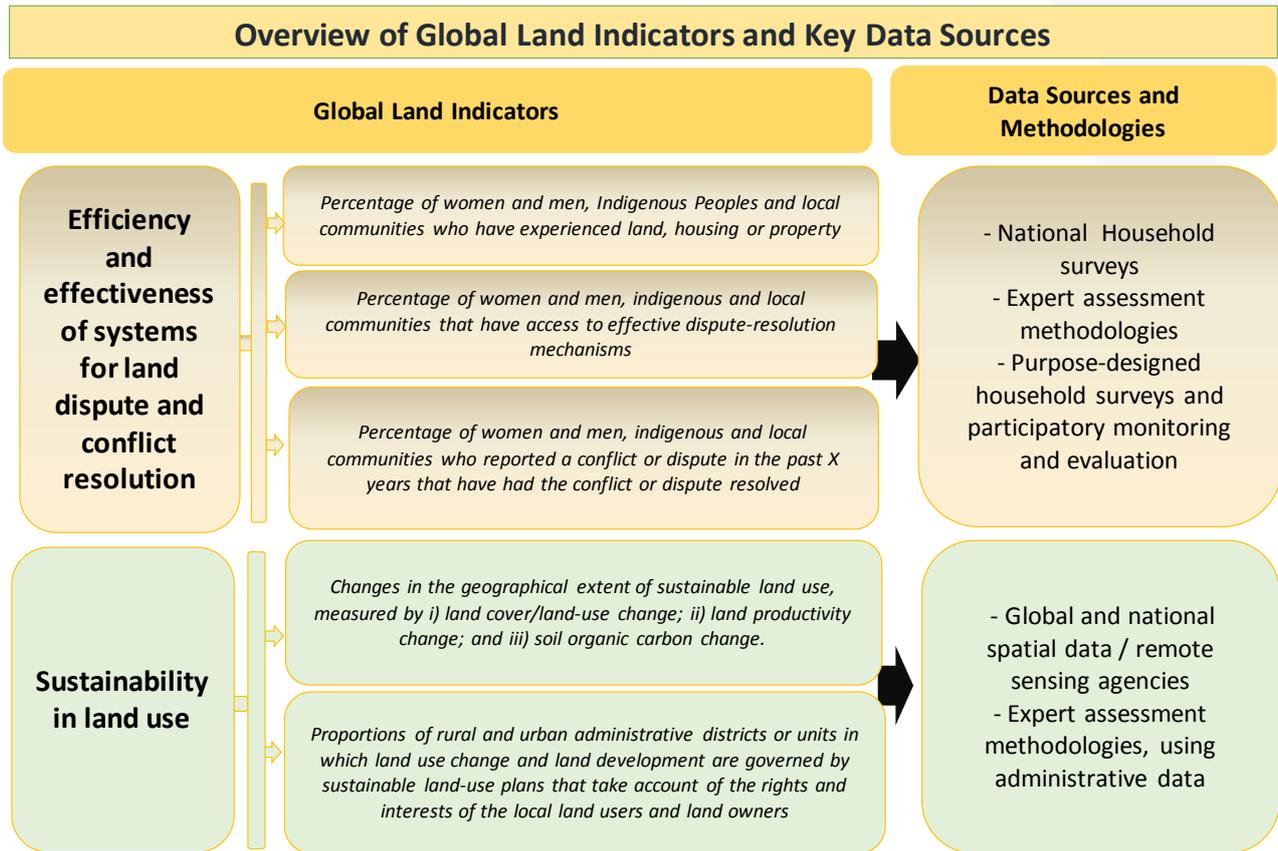
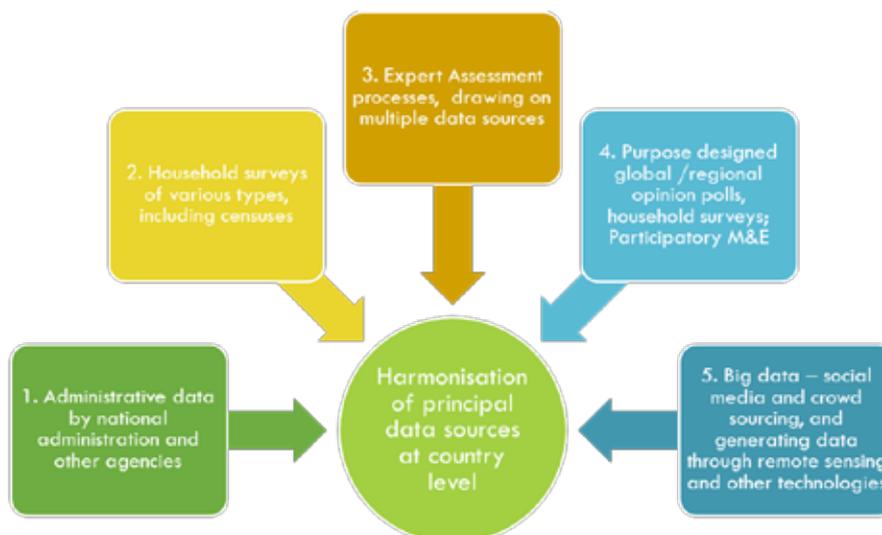


Figure 4: Principal Data Sources for GLII indicators



- **Administrative data** held by national land administrations and other relevant agencies, although in many countries these data sets are incomplete, and are not up to date or gender-disaggregated, therefore requiring supplementation from other data sources, according to the quality and coverage of administrative data available in different countries.
- **Household surveys** of various types and national censuses - operated by national statistical agencies, according to international guidance and standards. There is considerable scope to expand these by introducing specific, land-related modules into existing national surveys, designed and adapted so as to elicit consistent data across different countries.
- **Purpose-designed global and regional opinion polls**, normally commissioned internationally (but with relatively small sample sizes). These could be comprehensive sample surveys, managed on a global basis to supplement data available nationally on questions not easily integrated into demographic and household surveys, for example, perceptions of tenure security for which “perception modules” are under development by the World Bank.
- **Expert assessment processes**, generally drawing on multiple data sources and using panels and / or expert opinion surveys to interpret administrative data. These provide important ways of assessing the quality of legal frameworks,

TABLE 1: ASSESSMENT OF KEY DATA SOURCES

	Frequency	Country coverage	Disaggregation	Costs	Replicable	Suited for ...
Expert opinion	H	H	L--	L	H	Assessment of whether legal framework, formal institutions and procedures are in place
Global opinion surveys	M-H	H	M	M	H	Housing -- depending on their distribution (sample size is low) and robustness of survey instrument
Census data	L	M	H++	M	H++	Distributional aspects of land tenure
Survey instruments (Household surveys)	M	L	H	H-M	H	Impact (economic/poverty/equity); distribution of rights, perceptions
Administrative data	H+	M	H+	L	H++	Documented rights; performance of land admin, etc.,
Participatory Monitoring	H	M	L	L	M	Transparency, deepening analysis; rights distribution/perception (case study)

(Source: UN-Habitat / GLTN (2014); Feasibility Study written by Klaus Deininger & Thea Hillhorst at the World Bank; Key: L-- = Extremely Low, L- = Very Low, L = Low; M= Medium; H = High; H+ = Very High; H++ = Extremely High)

qualitative improvements and changes, and of making sense of institutional processes and complex and incomplete data sets from different sources. Expert opinion polls can be a relatively easy and cost-effective method for assembling an accurate picture for purposes of qualitative and comparative assessment, but they do require robust and internationally consistent methodologies and need to be supplemented

and validated by stakeholder platforms to ensure relevance at country level. This can make the assessment process more complex and costly than simple Gallup –style expert polls, but as a result more reliable. Efforts are also needed to recruit appropriate panel members (including gender and land experts) to ensure that internationally consistent methodologies are applied. The UN-Habitat LIFI and World Bank LGAF provide models that can potentially be adapted.

TABLE 3: DISAGGREGATION OPTIONS FOR LAND TENURE SECURITY INDICATORS

1.Land tenure security	<i>Definition</i>	Disaggregation (and necessary typologies)
1. Documented land rights	<i>Percentage of women and men with legally recognised documentation or evidence of secure rights to land</i>	EQUITY: By sex – women and men ; By age groups <ul style="list-style-type: none"> • Urban and rural populations • By major geographical or administrative region • By income group • For urban areas, it is proposed to disaggregate data between slum and non-slum areas using UN Habitat criteria.
2. Perceived tenure security	<i>Percentage of women and men who perceive their rights to land are protected against dispossession or eviction.</i>	<p>RELEVANT TYPOLOGIES: Ideally data should be organised by tenure type, so as to know how this affects security.</p> <p>For perceptions of tenure security it may also be possible to gather data on the perceived source of threats to secure land rights, if data sources allow this level of detail</p>
3. Tenure security under a plurality of tenure regimes	<i>Level of legal recognition and protection land rights and uses derived through either statutory or customary regimes</i>	<p>Forms of Tenure (Freehold, Leasehold, Land rentals, customary tenure systems, group titling, license to occupy, squatting on public land etc.)</p> <p>Level of Protection (Legal recognition of rights, Legal provision for rights registration, enforcement)</p>



4. Equal rights of women	<i>Level to which women and men have equal rights to land, including rights to use, control, own, inherit and bequeath these rights</i>	Forms of Tenure; Urban /rural Bundle of rights held by women versus those held by men.
5. Indigenous land rights	<i>Proportion of indigenous and community groups with claims to land, and proportions of land areas claimed and utilised by them that have legally recognised documentation or evidence of secure rights to land</i>	Percentage of claims recognized (identified by ethnic group); Percentage of land areas claimed that have been secured; individual including women' access to community lands (both documentation and perception) measured through household surveys

TABLE 4: DISAGGREGATION OPTIONS FOR LAND DISPUTE RESOLUTION INDICATORS

2.Land Dispute Resolution	Definition	Disaggregation
6. Frequency of land dispute and resolution	<i>Percentage of women and men, indigenous people and local communities who have experienced land, housing or property disputes or conflicts of different types in the past X years</i>	By type of land dispute (from intra-familial to conflicts between communities, actors/stakeholders involved) By sex- men and women involved in the land dispute By type of dispute resolution mechanism (courts/jurisdictions and traditional methods /mechanism)
7. Availability of dispute resolution mechanisms	<i>Percentage of women and men, indigenous and local communities that have access to effective dispute-resolution mechanisms</i>	
8. Land dispute resolution effectiveness	<i>Percentage of women and men, indigenous and local communities who reported a conflict or dispute in past X years that have had the conflict or dispute resolved</i>	

TABLE 5: DISAGGREGATION OPTIONS FOR LAND ADMINISTRATION INDICATORS

3.Land Administration Services	Definition	Disaggregation
9. Land administration efficiency	<i>Range of time and costs to conduct a land transaction</i>	By Rural and urban, By sex –men and women: Typology of transactions: land transfers, new land allocations by governments, the registration of existing rights and tenure upgrading Typology of users: commercial land users, residential occupiers, farmers, land holding communities, land owners and tenant Tenure regime: formal, informal and customary rights
10. Transparency of land information	<i>Level to which land information is available for public access At local level and centralized land registries, including unregistered land holdings</i>	Type of land information available Restrictions on availability of land information; Profile of people: different social groups, including women, who are able to access land information Benchmarking 'level' , understanding restrictions to availability and also whether fees are charged
11. Land administration availability /accessibility	<i>Level to which all users, including women and vulnerable groups have equal access to land administration services</i>	
12. Mobilisation of land-based taxes	<i>Government tax derived from land-based sources as a percentage of total government revenue</i>	By typology of land taxation - on property, on property generated revenues, on transfers and transactions, capital gains, rental income, undeveloped land etc. Type of tax – a. administrative fees and costs, b. taxes paid to local authorities and to central government Possible analysis by states and provinces within a country, also considering the prevalence of tax evasion, fraud in land sector and rent seeking (will require expert analysis)
13. Land area mapped	<i>Percentage of national land area with rights holders and tenure status identified that are incorporated into cadastral maps /land information systems</i>	Land tenure – reconciled with data on different tenure categories (recognition of multiple forms of tenure by governments) Land uses – concessions and licenses awarded, public land uses (forestry, mining etc.), infrastructure development Analysis by states and provinces within a country Genuinely comprehensive and inclusive land information and cadastral systems, not excluding informal

TABLE 6: DISAGGREGATION FOR SUSTAINABLE LAND USE INDICATORS

4.Sustainable land use	Definition	Disaggregation
14. Aggregate national changes in land use sustainability	<i>Changes in the geographical extent of sustainable land use, measured by i) land cover /land use changes; ii) land productivity changes; and iii) soil organic carbon change</i>	Land cover classes (forestry, agriculture, urban) Rural and urban administrative districts with (participatory) sustainable land use plans
15. Progress in sustainable land-use planning	<i>Proportion of rural and urban administrative districts or units in which land-use changes and land development are governed by sustainable land use plans that take account of the rights and interests of the local land users and land owners</i>	

- **Purpose designed survey instruments** used for monitoring, impact assessment and research by different agencies.
- In addition, we can consider the **potential of “big data”**, including the role of social media and crowd sourcing in generating data, and the increasing interoperability of global databases and growing availability of meta-data.

The general utility for different purposes was assessed by the feasibility study, as shown in the following table:

The feasibility study concluded that data collection of globally comparable data to meet the requirements of GLII's identified land indicators is feasible, although some investment in additional data sets and capacity will be needed. In the general assessment in developing this report, the NRI team concluded that the principle data collection methodologies to meet the GLII indicators are household surveys combined with the results of other survey instruments (including polls and censuses), and expert assessment processes drawing on administrative data, participatory monitoring by national stakeholders and results of studies conducted for evaluation and

impact assessment of land programmes and project interventions. The suitability of the different types of data source for each group of indicators can be expected to vary from country to country, and from time to time.

2.3 DISAGGREGATION

The disaggregation offers the possibility of viewing a dataset for various population segments (men/women, age profile, social profile, wealth quintile etc.), geographical variances (rural /urban, city wise), by typologies of tenure (formal /informal, customary / statutory, permanent /temporary), and by classifying the data into various ways e.g. by type of land disputes, typology of dispute resolution mechanisms, typology of land use and users etc. The disaggregated picture can be viewed only when the data is designed to collect at that level of disaggregation and the sampling strategy is appropriately design to allow for statistically valid sub-group analysis. The disaggregation possibilities can be worked out for a specific country requirements. The generic disaggregation options (which can generate globally comparable datasets) are described in the tables below, for each indicator:

The methodological aspects of gender disaggregation

in relation to the indicators is further discussed in section 7.1.4.

2.4 MAIN POTENTIAL DATA SOURCES FOR THE LAND INDICATORS

The principle existing data sources include: i) administrative data; ii) data sets generated by existing surveys and censuses which cover land and are already captured to some degree in established global data bases; and in particular iii) surveys used for project-related impact studies and specialist research. However, the scope of household and other national scale survey instruments should be expanded with the incorporation of specialist land modules to enable increased coverage of common variables for priority indicators. Similar additions should be made to national censuses and regional / global polls. The mix of survey instruments to be used will depend on requirements for global coverage, frequency of reporting, speed with which new data sets can be made available and, above all, costs and resources available for improvement of instruments and their implantation. This is, in turn, likely to depend on the extent to which land tenure and governance are tracked in the SDG framework, by related global funding allocations for data collection and for improved land governance. Accordingly, we propose two principle lines of development of existing data source and methods at the country level, focusing on:

- Land module development for **household surveys**
- **Expert assessment processes** data based on administrative data and other multiple sources

2.4.1 ADMINISTRATIVE DATA

Administrative data on land is, in most cases, incomplete or not fully reliable, and coverage is often limited in terms of geographical areas, proportion of total land parcels, different forms of tenure and associated social

groups, and in particular women's land rights. However, the World Bank estimated that 60 to 70 per cent of all countries have nearly complete records and maps, and 40 per cent of these have all the information digitized, and not necessarily disaggregated by gender. This data can be improved over time (GLTN 2014). Administrative data provides a starting point for countries to report against global land indicators, as at least it can provide a picture of numbers of registered land parcels, and types of rights that are registered to what types of land user, even though there may be no information about land areas, social groups or types of land tenure that it does not cover. The main types of administrative data of interest for purposes of land monitoring are:

- Land administration data: is of central importance, notably data derived from land records including land registries and cadastral data, geographical and spatial information, information on land administration processes, e.g. steps, time and costs involved in first land registration, registration of land transfers, issue of title or other forms of land certificates, for the different tenure categories which the system deals with. These types of data may be held by multiple institutions, such as a national land registry, cadastral offices and survey departments (not necessarily integrated into single institutions, although it may be desirable to do so), separate title and deeds registries in some countries, and also regional / provincial and local / municipal government, especially in large cities which may have their own land administration bodies. In some cases, district- and community level-land administration may be devolved to bodies such as local land boards, customary authorities or village-based institutions. For all these types of institutions, the quality, completeness, geographical coverage and general reliability of land administration data can be highly variable. Thus, it may not be a simple matter to

bring together, compile and report on a complete and coherent data set if the institutional set-up does not allow for communication and integration between agencies involved.

- Land records related to actual or proposed land investments and land concessions made for purposes of forestry, mining, natural resource conservation, land and housing development and the creation of special economic or industrial zones may often be held only by the specialized agencies concerned, and national land information systems may not be capable of uniting the relevant data from different sources.
- Information about land legislation and other relevant laws, including property law, inheritance and marital law, natural resources and investment legislation.
- Information held by tax authorities, for instance about levels of revenue raised by different types of land taxes, and the landed properties or land concessions on which they are levied proper.

2.4.2 HOUSEHOLD SURVEYS

National household surveys present a robust opportunity for tracking some land indicators, in particular those concerned with tenure security and land dispute / conflict and resolution-related GLII indicators. As reported by the World Bank /GLTN feasibility study, international organizations can work together with national statistical agencies and with stakeholder platforms established to oversee monitoring processes and to interpret and debate the results. Together they can standardize the list of options for coding of survey results (for example, the types of claims to land that are legally recognized and documented, in relation to GLII Indicator 1) for use by every survey and census addressing land and housing in the country. This would enable findings to be regularly reviewed and updated, and to take account of changes in law and procedures

and the creation of new land documents. This list of legally recognized and documented tenures would be country specific and has to be designed from the tenure typology along the continuum of rights with substantial input from a national stakeholder platforms of interested parties. Such opportunities are available from many on-going household survey initiatives, some of which are described below:

- a. **Living Standards Measurement Study (LSMS):**⁶ The LSMS is a household survey programme housed within the Surveys & Methods Unit of the World Bank's Development Research Group that provides technical assistance to national statistical offices (NSOs) in the design and implementation of multi-topic household surveys. Since its inception in the early 1980s, the LSMS programme has worked with dozens of statistics offices around the world generating high-quality data, incorporating innovative technologies and improved survey methodologies, and building technical capacity. The LSMS team also provides technical support across the World Bank in the design and implementation of household surveys and in the measurement and monitoring of poverty. The World Bank micro-data site has 37 countries' datasets from LSMS surveys available.
- b. **LSMS Integrated Survey of Agriculture:**⁷ The Living Standards Measurement Study - Integrated Surveys on Agriculture (LSMS-ISA) is a household survey project established with a grant from the Bill and Melinda Gates Foundation and implemented by the LSMS team. Recognizing that existing agricultural data in the region suffers from inconsistent investment, institutional and

6 Source: <http://econ.worldbank.org/WBSITE/EXTERNAL/EXTDEC/EXTRESEARCH/>

7 Source: <http://econ.worldbank.org/WBSITE/EXTERNAL/EXTDEC/EXTRESEARCH/EXTLSMS/0,,contentMDK:23512006~pagePK:64168445~piPK:64168309~theSitePK:3358997,00.html>

sectoral isolation, and methodological weakness, the LSMS-ISA project collaborates with the national statistics offices of its eight partner countries (Burkina Faso, Ethiopia, Malawi, Mali, Niger, Nigeria, Tanzania and Uganda) in sub-Saharan Africa. Together they design and implement systems of multi-topic, nationally representative panel household surveys with a strong focus on agriculture. They are also piloting different approaches to gender disaggregated data collection with the EDGE project.

c. **Demographic and Health Surveys (supported by USAID):** Demographic and Health Surveys (DHS) are nationally-representative household surveys that provide data for a wide range of monitoring and impact evaluation indicators in the areas of population, health, and nutrition.⁸

There are two main types of DH Surveys: Standard DH Surveys have large sample sizes (usually between 5,000 and 30,000 households) and are typically conducted about every five years to allow comparisons over time. Interim DH Surveys focus on the collection of information on key performance monitoring indicators, but may not include data for all impact evaluation measures (such as mortality rates). These surveys are conducted between rounds of DH surveys and have shorter questionnaires than DH surveys. Although nationally representative, these surveys generally have smaller samples than DH surveys and only interview women between 15 and 49, and men between 15 and 54.

d. **Multiple Indicator Cluster Surveys (MICS):**⁹

UNICEF has strategically invested in data collection and helped transform the data landscape for more than 20 years. The global

Multiple Indicator Cluster Surveys (MICS) program is the centerpiece of this strategy. UNICEF supports governments in carrying out these household surveys through a global program of methodological research and technical assistance in settings as diverse as Argentina, Bhutan, the Democratic Republic of the Congo and Iraq. MICS findings have been used extensively as a basis for policy decisions and program interventions, and for influencing public opinion on the situation of children and women around the world. MICS is being done for the MICS 5 round in about 49 countries. Like DHS, in the case of MICS surveys, the questionnaire is administered to all men and women in the reproductive age group (15-49 years).

- e. **Urban Inequities Survey (UIS):**¹⁰ The UIS is a pioneering initiative for measuring not only security of tenure, but also conditions in slums, health, education and social capital. The Urban Inequity Survey (UIS) is an innovative methodology developed by UN-Habitat to monitor and assess water and sanitation service coverage, and to display the data spatially. Its objectives are to establish baseline data in urban centers of different sizes, to support the design of both physical infrastructure and capacity-building interventions, and to track progress towards the attainment of the water and sanitation MDGs at the local level. The UIS has been implemented in 17 secondary urban centers in Kenya, Uganda and Tanzania as part of the UN-Habitat-supported Lake Victoria Region Water and Sanitation Initiative (LVWATSAN). The National Statistical Bureaus in each country are key partners in collecting and processing data. They also address different components of other human settlements

⁸ See more at: <http://dhsprogram.com/What-We-Do/Survey-Types/DHS.cfm#sthash.sr1v21iY.dpuf>

⁹ Source: http://www.unicef.org/statistics/index_24302.html

¹⁰ Source: Monitoring Security of Tenure in Cities: People, Land and Policies (2011). United Nations Human Settlements Programme.

issues, such as durable housing, overcrowding, security of tenure, education, employment, social capital, income and expenditure, solid waste management, environment, health, livelihoods and transport; in short, a comprehensive set of information on a majority of the indicators that were used for the MDGs. The exercise involves the use of a geographic information system to identify populations that are not served by water and sanitation facilities.

f. **World Census on Agriculture (FAO):**¹¹

Since its beginning in 1950, the FAO World Program for the Census of Agriculture (WCA) has been helping countries to carry out their national agricultural census at least once every decade using standard international concepts, definitions and methodology. In the latest 2010-15 round, countries have been encouraged to use a modular approach to meet the need for a wider range of data from the agricultural census, while minimizing the cost of census-taking. A core census module, one or more census supplementary modules are proposed in this round. Countries are not expected to carry out all agricultural census supplementary modules or collect all 89 census supplementary items. Instead, each country will conduct one or more supplementary modules according to their requirements; 116 countries conducted the census during 2006-15 and another 38 have planned to conduct it, so this has the widest coverage for ensuring rural coverage for land.

2.4.3 EXPERT ASSESSMENTS

Expert assessments are another robust source of information for answering the GLII indicators pertaining to legal recognition of land tenure, land

administration services, and dispute and resolution. Like national household surveys, there are many on-going data initiatives which provide already established platforms for GLII to work with in harmonizing data requirements, standards and assessment processes. Some of the existing and significant initiatives in this regard are described below:

a. **Land Governance Assessment Framework (World Bank):**

The LGAF has been developed by the World Bank in collaboration with IFPRI, UN-Habitat, FAO, IFAD and bilateral agencies that already had some experience of practical methodologies for country level expert assessments of different aspects of land tenure management and expertise with international good practice of land governance. LGAF preceded the VGGT but is influenced by the discussions in preparation for the VGGTs, both on process and substance. LGAF at the country level is an intensive activity led and conducted over a period of several months by local experts using existing administrative data, surveys, research data and other information. A report by GLTN (monitoring tenure security in cities) states that LGAF is systematic and structured. In LGAF, land governance themes are broken down into 9 panels: (i) land tenure recognition; (ii) rights to forest and common lands & rural land use regulations; (iii) urban land use, planning, and development; (iv) public land management; (v) process and economic benefit of transfer of public land to private use; (vi) public provision of land information; (vii) land valuation and taxation, (viii) dispute resolution and (ix) review of institutional arrangements and policies. Across these themes, 27 indicators unfold into over 100 specific dimensions each of which can be ranked and scored (from A to D) according to countries land governance circumstances, performance and

¹¹ Source: <http://www.fao.org/economic/ess/ess-wca/wca-2010/en/>

outcomes. As assessment processes complete these indicators are then converted into a scorecard in which the answers to them are pre-coded and, as far as possible, quantified, with thresholds being defined according to what is regarded internationally as good practice. Country teams draw their own conclusions based on available evidence.

The LGAF was set up to operate as a relatively fast and cost-effective process, which is why it does not include primary data collection but it can identify data gaps and research requirements. The GLII Feasibility Study reported that application of the LGAF so far has demonstrated that it is a feasible and meaningful tool and framework to provide a comprehensive diagnostic for land governance assessment at the country level and identifies areas for improvement. The results serve as a basis for identifying priorities and policy options at country level, while at the same time allowing identification of best practice across countries that could inspire replication. In a number of countries, follow-up monitoring has been undertaken using administrative data with feedback loops to policy dialogue. Priority indicators were identified in the first LGAF assessment, followed by systematic collection of administrative data at different levels of disaggregation (gender, location) to assess progress within a country. The focus is on administrative data as these are regularly available, inexpensive, generally disaggregated, and have a relatively 'easy' policy loop and can be linked to accountability and transparency aspects of land information at the national level. Roll out of LGAF currently takes place on request from countries and on a case-by-case basis, as quality and engagement is important and it

requires financial and human resources (a local coordinator and local land experts), and global support for quality assurance, with support from international experts. The World Bank is hosting the LGAF secretariat and developing innovations such as special modules for in-depth follow-up assessments, for example on the status of public lands. Although LGAF processes are country specific, the systematic nature of the framework allows for comparisons across countries on what works well, in order to guide identifying good practice, learning and piloting.

- b. Legal and Institutional Framework Index (LIFI):** The methodology is developed by UN-Habitat as an exercise to produce qualitative results on legislation and institutions of land tenure security at city /country level. Although the overall score attained at the end of this process is based on expertise, experience and a process of intense discussion and debate at Expert Group Meetings (EGMs), it is still a subjective assessment. The thematic areas covered by the LIFI include i) evictions; ii) remedial and preventive measures; and iii) land administration.

2.5 COLLABORATIONS WITH ON-GOING DATA INITIATIVES

Effective operationalization of the GLII indicators depend on harmonization of indicators and data standards adopted by the different agencies and GLII platform partners, and on the willingness of them to share data and collaborate in practice in land monitoring efforts, globally, regionally and at national level. This may entail the establishment of partnerships and new initiatives amongst them, within an overall harmonized framework that can be validated by GLII participants. Such collaboration can provide both an entry point and a push for accelerated global land monitoring.

TABLE 7: HARMONIZED FRAMEWORK AND PARTNERSHIPS WITH ON-GOING DATA INITIATIVES

Likely partner	Global data initiative	Survey instrument type	Current scale of operation	Rural / Urban	Frequency	GLII Aspects for harmonization	Relevance to GLII indicators
World Bank	Living Standards Household Study -LSMS	Household surveys	37 countries datasets available through micro data at World Bank site	Rural	3 to 5 years	- Land tenure security: documented evidence and perceptions - Land disputes and resolution	Indicator 1, 2, 6, 7, 8
World Bank	LSMS Integrated Survey of Agriculture (ISA)	Household surveys	8 countries in sub-Saharan Africa	Rural	Determined on country to country basis	- Land tenure security: documented evidence and perceptions - Land disputes and resolution - Land tenure security for indigenous communities	Indicator 1, 2, 5, 6, 7, 8
World Bank	Land Governance Assessment Framework (LGAF)	Expert assessment, administrative data, and country level validation	44 countries	Both rural and urban	(4 -5 years proposed)	- Legal recognition - documented evidence; - Land tenure security for indigenous communities; - Equal rights to women - Land administration services; Land taxes; - Land dispute and resolution	Indicator 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13
World Bank	Doing Business; Women, Business and the Law; Enabling the Business of Agriculture	Expert assessment; administrative data	DB- all countries WBL- 150 EBA- 60 (will expand)	Urban and also rural	annual	Legal recognition, Equal rights for women, Land administration Tools tend to cover formalised tenure arrangements only	Indicators 1, 4, 6, 7, 9, 10, 11, 12

Likely partner	Global data initiative	Survey instrument type	Current scale of operation	Rural / Urban	Frequency	GLII Aspects for harmonization	Relevance to GLII indicators
USAID	Demographic and Health Surveys (DHS)	Household surveys	88 countries have implemented DHS so far	Both rural and urban	5 years	- Land tenure security: documented evidence and perceptions - Land disputes and resolution	Indicator 1, 2, 6, 7, 8
UNICEF	Multiple Indicator Cluster Survey (MICS)	Household surveys	MICS 5th round being carried out in 49 countries	Both rural and urban	5 years	- Land tenure security: documented evidence and perceptions - Land disputes and resolution	Indicator 1, 2, 6, 7, 8
UN Women/UNSD coordinated	Evidence and Data for Gender Equality (EDGE)	Household surveys	9 countries with LSMS-ISA WCA	Rural	Pilot	Land tenure security: documented evidence and perceptions Equal rights to women	Indicator 1, 2, and 4
UN-Habitat	Urban Inequities Survey	Household surveys	20 cities	Urban	3 to 5 years	- Land tenure security: documented evidence and perceptions - Land disputes and resolution	Indicator 1, 2, 6, 7, 8
UN-Habitat	Legal and Institutional Framework Index - LIFI	Expert assessment	10 cities, approx.	Urban	3 to 5 years	- Legal recognition - Land tenure security: documented evidence and perceptions - Land administration services	Indicator 1, 2, 3, 5, 9, 10, 11, 12, 13
FAO	World Census on Agriculture - WCA	Household surveys	116 countries have conducted the census during 2006-15. Another 38 have planned to conduct it and so this has the widest coverage for ensuring rural coverage for land module	Rural	5 years	- Land tenure security: documented evidence and perceptions - Land disputes and resolution - Land tenure security for indigenous communities	Indicator 1, 2, 5, 6, 7, 8



Likely partner	Global data initiative	Survey instrument type	Current scale of operation	Rural / Urban	Frequency	GLII Aspects for harmonization	Relevance to GLII indicators
FAO	Legislative Assessment Tool - LAT	Expert assessment	18 countries LAT assessments are available on FAO website	Rural	Populated based on government records - updated periodically	Women land rights - legal and institutional framework	Indicator 4
AU Land Policy Initiative	Land Policy Initiative	Households surveys and expert assessments	All African countries are party / signatory to LPI framework and guidelines	Rural and urban	3 to 5 years	- Land tenure security - Legal recognition - Equal rights for women - Land administration services - Land dispute and resolution	All GLII indicators
National Government	National population census	Household surveys	More than 150 countries	Rural and urban	10 years	- Land tenure security: documented evidence and perceptions - Land disputes and resolution	Indicator 1, 2, 6, 7, 8

The GLII Data and Statistics reference group examined existing /on-going data initiatives which offer some potential for leverage to enable data collection for measurement of change and progress against the GLII indicators. The strategy of leverage is cost-effective and sustainable given the complexities and costs associated with data collection and reporting on a global-scale.

Table 3 below describes the strands of opportunities for potential collaboration between GLII as a platform for global land monitoring and a range of specific development partners such as the World Bank, USAID, MCC, FAO, UN-Habitat, UNICEF, LPI, national governments (including statistical and land administration agencies and their responsible ministries) and regional statistical offices established under United Nations regional economic commissions. Other partners include global civil society organizations such as Oxfam and the ILC and a range of specialized

organizations together with national and local level CSOs concerned with land governance, land rights and land use. Such collaboration will be critical for GLII as an expert platform, but also for the agencies involved if the global land monitoring agenda is to be effectively (also cost-effectively) delivered in the years to come. GLII could potentially play a key role in catalysing appropriate partnerships and strengthening collaborative initiatives so that global-scale land monitoring can become a reality by 2020. With this in mind, an outline of an overall development plan to enable global land monitoring to take place and extend its coverage and depth over an approximately five-year period from 2015 to 2020 is set out in Chapter 9.

Specific strategies and opportunities for integration are discussed in subsequent chapters of this report when discussing monitoring arrangements for each GLII indicator.

The World Bank is actively developing survey and assessment instruments for collection of land related data, as outlined below.¹² At the time of writing, the Bank's DECR group is focusing on methodology development towards a broadening of the quality and quantity of available land data (open data) that local, country level and global/ regional actors can use for computing their indicators & M&E systems. This is combined with work on building analytical/ reporting capacity and more in-depth policy research by combining and overlaying data sets and policy dialogue.

- Good progress has been with the **World Bank's Doing Business survey (DB)**, which covers many of the concerns reflected in the proposed GLII indicators for land administration. Field survey results are expected to become available towards the end of 2015.
- Work under the heading of **Women, Business and the Law** is also expanding fast, and will have global results on inheritance/ family law – important for gender – again by the end of 2015.
- The World Bank is developing **guidance on land-related topics that can be addressed by all types of household surveys**. Although the objectives are not directly aligned with GLII's (tending to reflect research issues identified and prioritized by the Bank), there is commonality. The topics being addressed include: i. plot characteristics and mode of acquisition; ii. Formal and informal rights; iii. Investments in the land; iv. Lease market participation; v. sales market participation; vi. Perceived tenure security and land dispute history; and vii. Knowledge and perception questions. A source book for application to all types of household survey is under development, including three versions of

land modules that vary according to purpose and level of detail:

- A light version (to be added to general surveys),
 - A standard module to be added to household surveys dealing with rural or urban economies,
 - An expanded version for surveys that focus on land, primarily intended for research purposes.
- In addition, the World Bank team working on LSMS is taking land issues fully on board in their discussions with statistical agencies at county and international levels (United Nations, AU, FAO etc.). In particular, in collaboration with the UNEDGE project, they have developed an experimental approach to survey design and implementation to ascertain how best to capture gender-related information, including land and property related to SDG 4 on gender equality.

2.6 FRAMEWORK FOR COORDINATION, ANALYSIS AND REPORTING

Achieving stakeholder consensus and a fully harmonized approach is as much about the quality and efficacy of the GLII stakeholder participatory process as it is about the content, credibility and consistency of the indicators and the methodologies to be used. The objective of harmonized and open data sharing framework mandate the GLII to track real world land outcomes for people that result from ongoing and combined local to global drivers, trends and policy, and programme interventions and the significance of these outcomes at national scales.

GLII should seek to achieve collaborations with a range of global, regional and country level partners. The

¹² Information on these World Bank activities was kindly supplied by Thea Hillhorst, LGAF manager, and by Daniel Ali, development economics researcher, both at the World Bank in Washington D.C.



GLII and partners should be able to design country level land monitoring efforts collectively. Among other things (detailed out in later sections), this would entail developing integration package for various data initiatives / household surveys (including DHS, MICS, LSMS, and UIS) that would include a questionnaire design, coding and sampling strategy, and sample sizes for quantitative surveys. This can be developed for / with different data initiatives for land governance-related expert assessment processes (LGAF, LIFI, UGMS, WB-DB and FAO LAT). For example, standing arrangements for periodic LGAF follow up with a focus on the 15 proposed GLII indicators could be instituted with good stakeholder participation and additional international assistance, in the context of VGGT implications and monitoring.

03

HOUSEHOLD SURVEYS /
NATIONAL POPULATION
CENSUSES

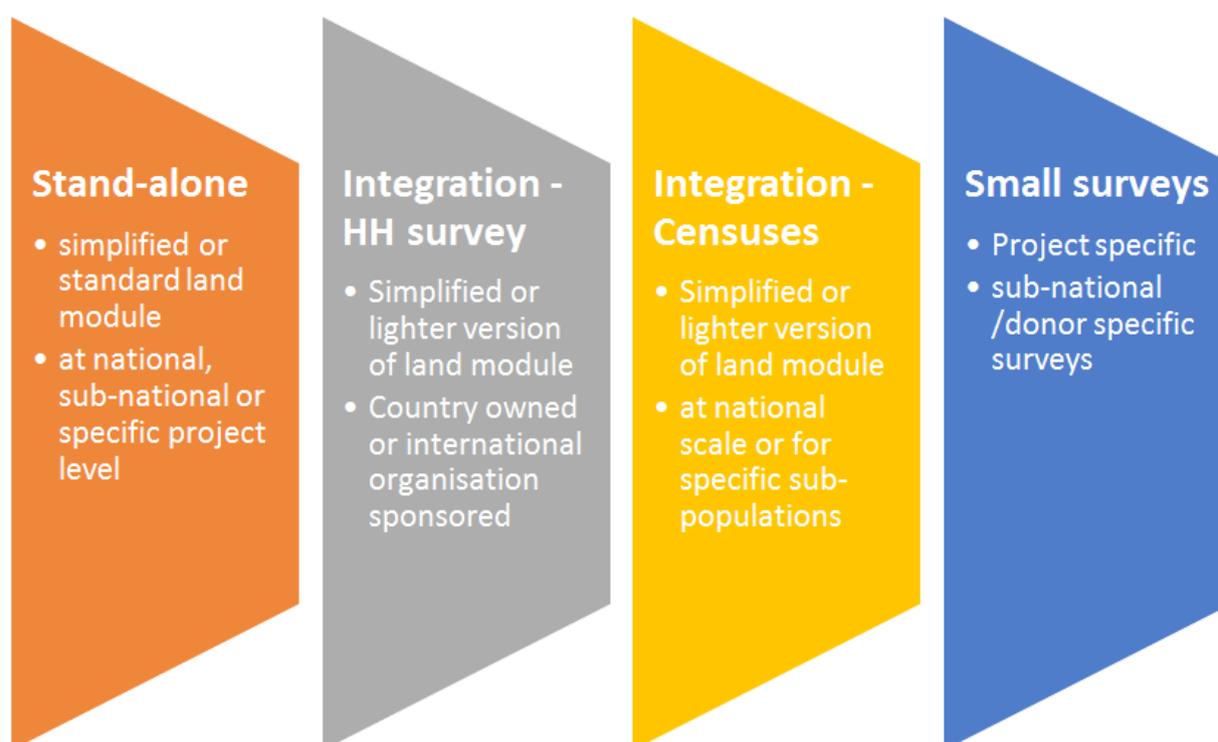
3.1 APPROACH TO UTILISING HOUSEHOLD SURVEYS AS A KEY SOURCE OF LAND DATA

Land tenure security can be effectively measured by the population-based data using household surveys and censuses, which are statistically rigorous means of collecting globally comparable data that is representative of national populations. Monitoring the Land tenure security at the level of the people enables policy makers to trace the impact of land policies and market and social dynamics by gathering data directly from the people themselves.

Use of survey data is complementary to those of the other methods that gather data indirectly, from experts and institutionally held administrative data and information. In most household surveys, the

thematic scope (demographic, economic well-being, social status and physical infrastructure) is more or less the same. One aspect usually missing is security of land tenure. Inclusion of questions about land holding or tenure security within large scale surveys (except in some cases in periodic national censuses and agricultural censuses), therefore this is a priority area for development in order to create comparable data sources and enable harmonized global land monitoring. The widespread implementation of household surveys offers the possibility of adding security of land tenure modules to the household questionnaire and, in order to ensure good gender disaggregation, women specific questionnaire of these surveys. Existing surveys have pre-determined purposed however, and are already costly to administer. Therefore the development and integration of newer survey components to gather land data should always need to be carefully negotiated and

FIGURE 5: APPROACH TO UTILISING HOUSEHOLD SURVEYS FOR GENERATING LAND TENURE SECURITY DATA



planned directly with the managers and sponsors of existing surveys.

Stand-alone /small surveys: If the country have the requisite resources or for a specific donor funded project, land tenure security data can be collected using purpose-designed household surveys. The household survey instrument should be adapted from the simplified land tenure module or lighter or standard version of the land tenure module (developed by the World Bank). In most cases it is likely to be too costly to set up regular comprehensive land monitoring, and so integration of modules dealing with land into existing surveys is likely to be a better option. In countries where major donor supported tenure security projects or programmes are operating, project level surveys may be able to deliver detailed information for the regions and portions of the national population covered.

National Population Censuses: At the end of the 2010 census round, 214 countries or areas had conducted a population and housing census for the round, comprising about 93 per cent of the world population. The ideal method of integration would be to piggyback (with a few questions) on the National Population Censuses (NPCs) implemented every 10 years. Since the 1950s, all NPCs include a question on home ownership, for example, "do you own or rent this dwelling?" This presents an important opportunity that should not be missed. Census's advantage over other methods such as surveys; that is, complete coverage of all cities within a nation as well as all households within a city. The household questionnaire form of the census includes a question on the relationship of the dwelling (owned/rented) to the respondent. The only additional question will be the possession of a document. As censuses are generally conducted only every ten years, for more regular monitoring, censuses would need to be supplemented by data from other surveys or other sources, such as administrative data.

Integration with existing household surveys: As proposed above, the harmonized framework and open data sharing offers myriad opportunities for integration of GLII agenda with existing / on-going national level household surveys. This can be achieved with a simplified land module where space for this can be negotiated within an existing /ongoing household survey. As stated in the section-2, the World Bank has developed three versions of a land tenure module (light, standard and extended). The draft of the standard and extended modules were shared with the team developing this sourcebook, and the team has made use of these in developing a preliminary draft of a simplified land module with the objective of maximising opportunities for integration into multiple household surveys, at lower cost.

A process of wide consultation is expected in order to validate the draft modules developed by the World Bank and to ensure that the simplified module presented here is convergent and consistent, and to determine whether or not it is an acceptable basis on which to negotiate integration with specific household surveys at country level, and how it may need to be revised and further developed. The simplified module can then be adopted for piloting in selected countries before being reviewed and revised with a view to standardisation and wider integration into the ongoing planning schedules for different existing household surveys. Table 7 highlights some of the specific strategies for integration that can boost effectiveness of the global land monitoring and evidence base so developed.

The household surveys can, in principle, provide relevant information about community-based land rights, depending on how the relevant modules are designed, but would face limitations due to sample sizes and methodologies in providing a comprehensive picture. Independent, purpose-designed surveys of indigenous and community groups would be methodologically

TABLE 8: POTENTIAL GLII PARTNERSHIPS WITH ON-GOING DATA INITIATIVES

Within a harmonized framework			
Collaborating partner	Global data initiative	Relevance to GLII indicators	Strategy for integration
World Bank	Living Standards Household Study -LSMS	Indicators 1, 2, 6,7,8	<ul style="list-style-type: none"> - LSMS contains detailed information on income groups, household profile, health and education status, social protection and other aspects of well-being and therefore disaggregation would be eminently possible if a small land subsection is inserted into various modules of the existing questionnaires - Small number of questions can be inserted into various modules to aid measurements on GLII indicators
World Bank	LSMS Integrated Survey of Agriculture (ISA)	Indicators 1, 2, 5, 6,7,8	<ul style="list-style-type: none"> - Same approach can be taken as proposed for LSMS above - Additionally, few questions can be added to the community module (which is optional as per ISA design) wherever being implemented
USAID	Demographic and Health Surveys (DHS)	Indicators 1, 2, 5, 6,7,8	<ul style="list-style-type: none"> - The facility of optional questionnaire on various additional topics can be utilised to add the simplified land module - Or alternatively men and women questionnaire separately provide opportunities for adding few questions - Interim DHS Surveys (focussed on the collection of information on key performance monitoring indicators) can be used to get updates on land tenure security (documentation and perception) indicator
UNICEF	Multiple Indicator Cluster Survey (MICS)	Indicators 1, 2, 6,7,8	<ul style="list-style-type: none"> - MICS follows very similar design to that of DHS and therefore the same integration strategy could be adopted as for DHS
UN-Habitat	Urban Inequalities Survey	Indicators 1, 2, 11, 12,13	<ul style="list-style-type: none"> - Aligning /refining UIS land module for comprehensively answering the GLII indicators - Leveraging partnerships with national statistical offices (catalysed by UIS) for adaptation of household surveys in rural areas as well
FAO	World Census on Agriculture - WCA	Indicators 1, 2, 5, 11, 12,13	<ul style="list-style-type: none"> - 2020 round of WCAs could include a more fully developed version of a simplified land module, which would enable three periodic assessments (2020, 2025, 2030) and would also respond well to SDG-related headline land indicators if adopted - If community based organizations prepare the list of households or land holdings for the agricultural census, it may be possible to administer a community questionnaire at the same time. In order to capture information about land and natural resources held in common, and land services available to the community. Often, census field staff personally visit each community to obtain the household/holding list, and this can provide a good opportunity to collect the community-level data
National Governments	National population census	Indicators 1, 2, 11, 12,13	<p>A first attempt by UN-Habitat to integrate documentation questions into national censuses did not succeed. A more rigorous proposal for the 2020 round of censuses could possibly be successful if by that time, integration of land modules into household surveys had shown demonstrative results</p>

challenging and expensive to mount on a comprehensive basis, although such initiatives may be possible in countries where there is good cooperation between government and concerned civil society organizations. National surveys or inventories may be required to establish the extent of potential indigenous and community land claims where this information is not available already. For capturing community level data (for example relating to community-held or – claimed land areas), a separate community level sub-section within the survey land modules proposed for indicators 1 and 2 could contain questions required to answer Indicator 5. Such community survey modules have been developed and applied in some instances, and could, in principle become standard practice for survey agencies if sufficient resources were available, once the purpose, objectives and methodologies required were fully understood. Such survey modules are, however, currently limited to specific land-related initiatives and programmes implemented with donor support.

3.2 SIMPLIFIED LAND TENURE MODULE

NRI and GORA corp. (in consultation with GLII /GLTN) propose a simplified land module for a household survey presents a robust opportunity for tracking some land indicators, in particular those concerned with tenure security, land dispute /conflict and resolution and gender equality related GLII indicators. As reported by the World Bank /GLTN feasibility study, international organizations can work together with national statistical agencies and stakeholder platforms established to oversee monitoring processes and to interpret and debate the results. Together they can standardize the list of options for coding of survey results (for example in relation to tracking indicator 1, “claims to land that are legally recognized and documented”) for use by every survey and census addressing land and housing in a country. This would enable findings to be regularly reviewed and updated, taking account of changes in

laws and procedures, and the creation of new land documents. The simplified land tenure module cover the following GLII indicators:

- (1) Documented land rights: Percentage of women and men with legally recognized documentation or evidence of secure rights to land.
- (2) Perceived tenure security: Percentage of women and men who perceive that their rights to land are protected against dispossession or eviction.
- (4) Equal rights for women: Level to which women and men have equal rights to land, including rights to use, control, own, inherit and transact these rights.
- (6) Availability of dispute-resolution mechanisms: Percentage of women and men, indigenous and local communities that have access to effective dispute-resolution mechanisms.
- (7) Frequency of land disputes and conflicts: Percentage of women and men, Indigenous People and local communities who have experienced land, housing or property disputes or conflict in the past X years
- (8) Land-dispute resolution effectiveness: Percentage of women and men, indigenous and local communities who reported a conflict or dispute in the past X years that have had the conflict or dispute resolved.

Aim of the module: A draft simplified land module was developed by NRI and GORA in consultation with the GLII /GLTN and Data and Statistics Reference Group. The module is developed based on previous instruments developed to assess land tenure, including the World Bank land tenure modules (extended and standard versions). The module is designed for leveraging /harmonising the strands of opportunities for potential collaboration between GLII as a platform

for harmonised global land monitoring and a range of specific development partners such as the World Bank, USAID, MCC, FAO, UN-Habitat, UNICEF, LPI, national governments (including statistical and land administration agencies and their responsible ministries) and regional statistical offices established under United Nations regional economic commissions. The module is proposed for integration among existing /on-going national household survey initiatives like LSMS, LSMS-ISA, DHS, MICS, WCA, UIS etc. The other users of the simplified module can be GLII /GLTN civil society partner organizations such as Landesa, Oxfam and the ILC and a range of specialized organizations together with national and local level CSOs concerned with land governance, land rights and land use.

Structure of the module and interviewing strategy: The structure of the simplified land module is based on the foundations of understanding the various sources of acquisition (inheritance, purchase etc.) and uses of land (residential, agriculture etc.). The questionnaire therefore is meant for owner or principle occupier (and this may be a tenant /lease holder or grantee of the owner, or somebody holding long term use rights. If the owner is not available, then speak to the knowledgeable person of the household. The

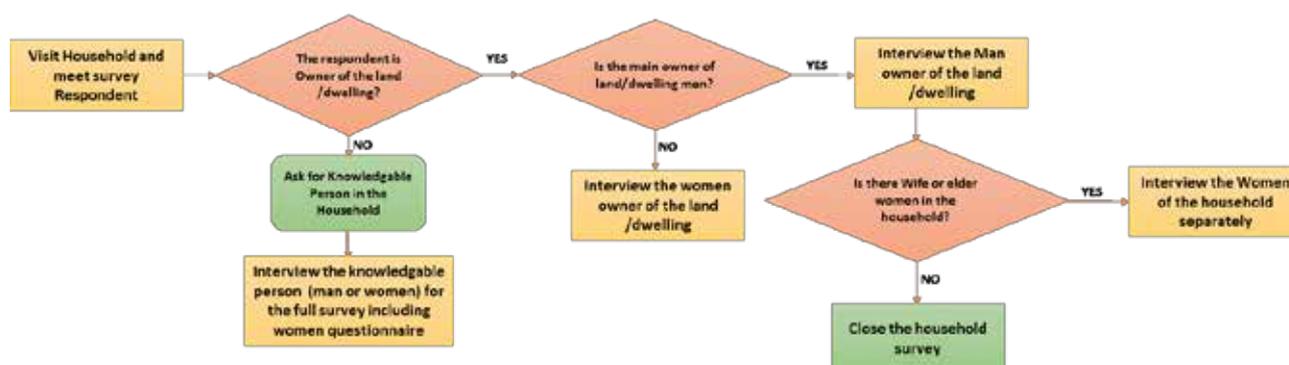
interviewing strategy involve speaking to both men and women of the household, depending on the household context and /or availability of the respondent. The respondent for the simplified land module will be identified as per the following algorithm:

In case of polygamous households, interviewing all adults who make use of land is recommended. Where this is not possible, we can ask the principal male and female respondents about their rights and rights held by other household members.

The structure of enquiry in a HH survey (either stand alone or integrated within existing surveys) can potentially cover a range of possibilities (while keeping the module as short as possible) viz.

- Source of acquisition of land – inherited, purchased, cleared, use rights given by local authorities etc.
- Uses of land - Agriculture, non-agriculture (dwelling, business premises) and other land uses
- Land tenure system – owned, leased /rented in, rented out etc.
- Exploring land rights situation for both male and female head of the households and their spouses
- Exploring the full bundles of land rights and associated opportunities - selling, bequeath,

FIGURE 6: RESPONDENT SELECTION PROCEDURE FOR THE HOUSEHOLD SURVEY OF A SIMPLIFIED LAND MODULE



taking loan on land collateral, renting out, constructing permanent structures, decision making on growing crops, working on the plot, selling outputs from the plot etc. This level of detail is not included in the simplified land module, however the World Bank standard module carries these details and so specific countries and survey managers will need to decide on issues and level of details that can be included depending upon their specific priorities, circumstances and resources available

The module structure is premised on sources of acquisition of land i.e. before asking any question on documentation of land; the module proposes asking questions to the owner or principal land user or occupant on the process of acquisition of the land or dwelling. These questions can be answered accurately only by the principal occupant. Asking these questions to another member of the household can potentially lead to answers that do not have the same level of accuracy. However, in a situation where the owner is absent for long period, the interview can be conducted with another member of the household that has a reasonable knowledge of the dwelling and its process of acquisition.

3.3 COVERAGE OF THE SIMPLIFIED LAND MODULE

The module covers both rural and urban households, for both agriculture and dwelling land holding. In urban situation wherein no agriculture land holdings are reported, the module covers only the dwelling part. In agriculture, the module does not seek to get the information separately for each plot. While this is the ideal survey approach to collect data plot-wise (as the World Bank proposed standard and extended module are intending to do), but it will not necessarily be practically possible within the set-up of an already large

instrument of a household survey. The module captures data and information related to 6 GLII indicators as detailed out below.

Indicator 1. *Percentage of women and men with legally recognized documentation or evidence of secure rights to land.*

Indicator 2. *Percentage of women and men who perceive their rights to land are protected against dispossession or eviction.*

Indicators that focus on (i) documented evidence, and (ii) perceived protection of land rights are both necessary to provide a full picture of the tenure security. Although those without land rights documentation may frequently perceive their land rights to be under threat, and those with documentation may feel effectively protected, there may be situations where documented land rights alone are insufficient to guarantee tenure security. Conversely, even without legally recognized documentation, individuals may feel themselves to be protected against eviction or dispossession, therefore capturing and analysing these diverse ranges of situations will enable a more comprehensive understanding of land rights and tenure security in a country.

Respondents may not be aware of the kind of documentation they may need to prove ownership. It is therefore important for the interviewer and supervisor to understand the different types of documentation that are possible [EACH COUNTRY SHOULD IDENTIFY TYPES OF FORMAL AND INFORMAL DOCUMENTATION USED]. Documentation can be formal or informal. Security of tenure is never 100% certain, even with the best documentation. Therefore, questions are asked about the perception of security of tenure felt by the respondent as residents may feel quite secure based on political influence or traditional factors. There

are gender differences in the perception of security of tenure, especially if inheritance excludes women. The questions in this module are designed to reveal fully the status of tenure in the communities.

Indicator 4. Equal rights of women: *Level to which women and men have equal rights to land, including rights to use, control, own, inherit and transact these rights*

There is strong agreement on the value and importance of this indicator, but it is challenging. For any one country, the treatment of women's rights by both formal law and customary systems, including inheritance practices, the ability of and the net outcomes in terms of the realization of women's rights, and the tractability of discriminatory social practice to legal enforcement would need to be assessed. It will also be necessary to benchmark "levels" of gender equality in a standardized way, with reference to the principle tenure categories, and to undertake country assessments in a culturally sensitive way, but without accepting the denial of women's land rights due to entrenched cultural perspectives and concepts.

Indicator 6: Frequency of land disputes and conflicts: *Percentage of women and men, indigenous people and local communities, who have experienced land, housing or property disputes or conflicts of different types in the past X years.*

Indicator 7: Availability of dispute resolution mechanisms: *Percentage of women and men, indigenous and local communities that have access to effective dispute-resolution mechanisms.*

Indicator 8: Land dispute resolution effectiveness: *Percentage of women and men, indigenous and local communities who reported a conflict or dispute in the past X years that have had the conflict or dispute resolved.*

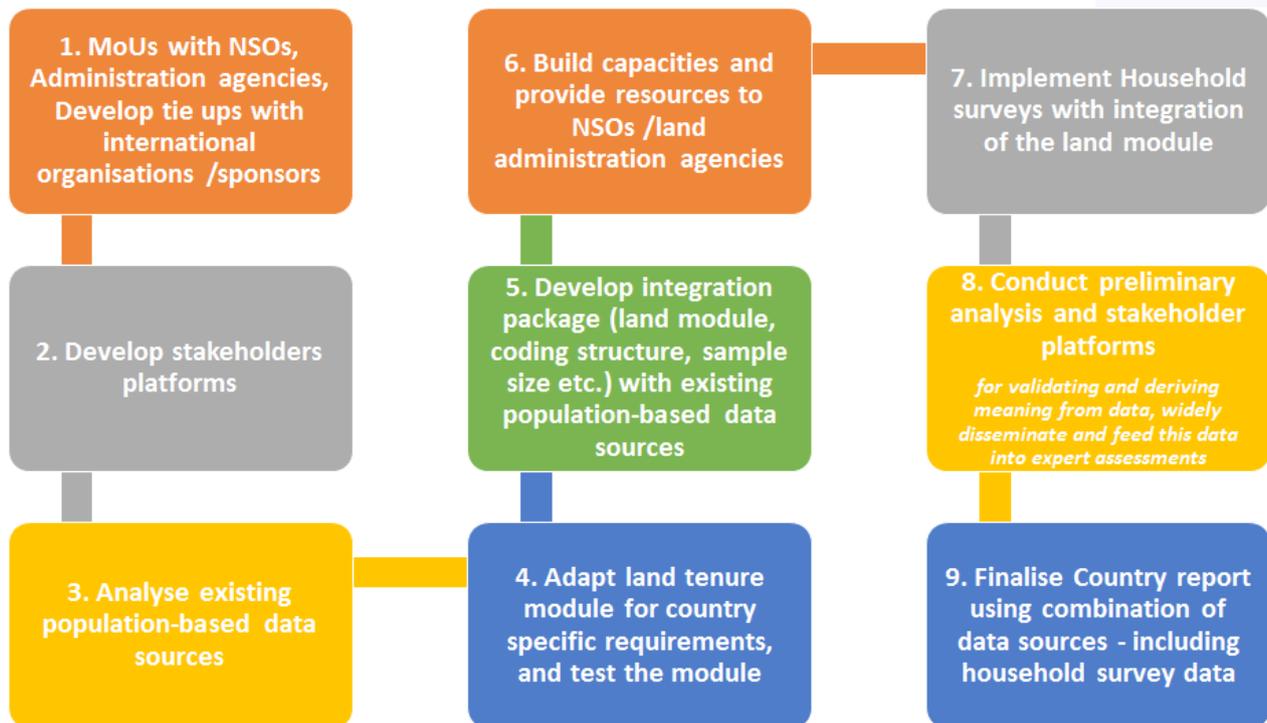
This aims to track changes in the prevalence of various kinds of disputes and the availability, suitability and effectiveness of dispute-resolution systems and mechanisms to address them. The effectiveness of land dispute resolution remains relevant and the accumulation of unresolved disputes and the rate at which disputes can be satisfactorily resolved are important factors. However, the time required to resolve a dispute is likely to be highly variable according to the nature of the dispute, and there are likely to be difficulties in obtaining accurate and comparable information from administrative sources, and in aligning reporting periods across countries. It was therefore felt that the indicator formulations 6, 7 and 8 as set out above would be much more appropriate.

The adaptation of land module for a specific country will require the coordination between statistical agencies / survey managers and land administration agencies and other land experts; and also for some prior expert / stakeholder assessment of existing administrative information and prevalent forms of tenure, types of conflict / dispute in the areas / regions to be surveyed. The detailed user manual /instructions for carrying out research (by the field investigators) based on the simplified land module questionnaire is given in Annex-2.

3.4 LAND DATA COLLECTION USING HOUSEHOLD SURVEYS:

Land data collection through household surveys using a simplified land module such as the one included in the annex or a lighter version of the standard module being developed by the World Bank will require nine steps to be taken (by GLII platform and partners) as depicted in figure 6 below.

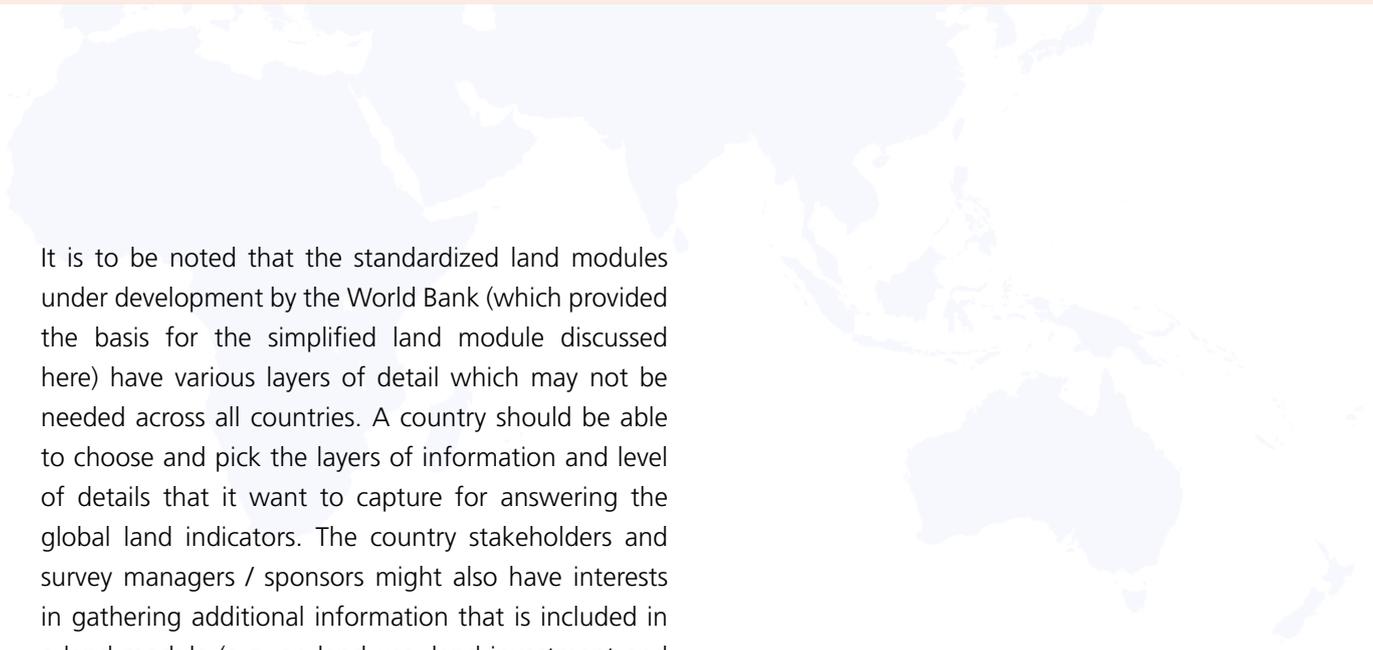
FIGURE 7: POSSIBLE STEPS FOR IMPLEMENTING LAND TENURE MODULE IN HOUSEHOLD SURVEY IN PILOT COUNTRIES



The simplified land module should be tested and refined before it is used in a country for integration into broader surveys which can be a short- term, GLII managed exercise in a number of different countries and contexts and directly involving NSAs. Depending on the possibilities in countries, it might be done with integration into a particular survey already in mind.

Testing of the integration of the land module into household surveys for national coverage should be done in direct collaboration with survey managers and sponsors. This can be done for several different household surveys in various countries. Doing this will be longer term process over 2 to 3 years which should involve periodic review of progress in each country.

The GLII and partners can identify the key stakeholders viz. survey owner / operators, NSAs / steering groups, sponsoring and technical support agencies, implementing agencies / survey companies, official land agencies; civil society and research partners along with those interested in land monitoring at country level. Representatives from different stakeholder groups should be brought together into a stakeholder platform in every country. The terms of reference for this stakeholder's platform should involve overseeing, guidance and quality assurance on the research design, pilot, actual research, analysis and reporting of country land data. An effectively functioning stakeholder platform will not only improve the quality of adaptation of land module, conduct of research but also the assure maintenance of high standards /benchmarks in country level analysis and reporting.



It is to be noted that the standardized land modules under development by the World Bank (which provided the basis for the simplified land module discussed here) have various layers of detail which may not be needed across all countries. A country should be able to choose and pick the layers of information and level of details that it want to capture for answering the global land indicators. The country stakeholders and survey managers / sponsors might also have interests in gathering additional information that is included in a land module (e.g. on land use, land investment and loans).

ADMINISTRATIVE DATA

4.1 VALUE AND UTILITY OF ADMINISTRATIVE DATA

The data held by national land administration agencies provides a starting point for countries to report against global land indicators, as at least it can provide a picture of numbers of registered land parcels, and types of rights that are registered to what types of land user. Due to generally limited geographical coverage, and limitations in the incorporation of all forms of tenure into official land information systems, however, there may be no information about land areas, or social groups with forms of land tenure that are not officially recorded or recognized.

Although it cannot be relied upon for a full, detailed comprehensive assessment, administrative data is a basis for assessing the extent to which land rights are incorporated in the cadaster, and the proportion of the population and the land area for which land rights are documented and the tenure arrangements defined, and the extent of security of tenure.

Despite these limitations, the World Bank estimates that 60 to 70 per cent of all countries have records and maps, that substantially cover national land areas, and 40 per cent of these have all the information digitized – but not necessarily disaggregated by gender (GLTN, 2014). This is not to say however that the occupancy, land rights and tenure arrangements within all of the land parcels that are identified in the LIS are fully captured, as large areas may be designated as public communal land or under trusteeship of a variety of public or private bodies, while having multiple occupants and users.

Administrative data can provide information on the extent to which different forms of tenure (e.g. freehold or leasehold tenure, licences to occupy, customary and collective forms of tenure, and registered indigenous rights) are captured by the formal land administration

BOX 1: RELEVANT INFORMATION THAT ADMINISTRATIVE DATA CAN PROVIDE ON LAND INDICATORS

- Extent of documented tenure security: on numbers and types of registered land parcels, tenure status and land users with security of tenure and on coverage of cadastral maps. This is relevant to Indicator 1.
- Extent to which women hold documented and registered rights: although this may often very limited in practice, it is relevant to Indicator 4, and can provide a picture of the extent to which the formal system provides for women's equality in land rights
- Information about land disputes and conflicts dealt with by the judicial system. This is relevant to indicators 5, 6 and 7, although it can only provide a limited picture, as many cases of land conflicts may not be captured at all by the formal system
- Information on coverage of land administration systems, cadastral maps and services; public availability of land information, and times and costs for completing land transactions (relevant for indicator 8 to 12)
- Information on mobilization of land based taxes, relevant to indicator 13

system, relevant to Indicator 3. With regard to land disputes and conflicts, administrative data on the proportion of land conflict cases amongst cases heard or due to be heard in the courts in a particular period is useful information that can be calculated relatively easily and gives a picture of the overall significance of land disputes in a country. Information may also be available on the time required for the formal system to resolve land disputes.

Overall administrative data have potential to provide information related to 12 out of 15 land indicators. However it will require administrative data to be extremely well collected and maintained for validity and reliability of data to appropriately answer the land indicators. Given the variability of administrative data across the countries, getting an accurate picture will require corroboration by analysis of data from other sources, including household surveys and expert opinion.

4.2 PRINCIPAL SOURCES OF ADMIN DATA

The main types of administrative data of interest for purposes of land monitoring are:

- Land Administration data held by various government institutions, such as a national land registry, cadastral offices and survey departments. These are not necessarily integrated into single institutions, although it may be desirable to do so. There are separate title and deeds registries in some countries, and also regional / provincial and local / municipal government, especially in large cities which may have their own land administration bodies. In some cases, district- and community level-land administration may be devolved to bodies such as local land boards, customary authorities or village-based institutions.
- For all these types of institutions, the quality, completeness, geographical coverage and general reliability of land administration data can be highly variable. Thus, it may not be a simple matter to bring together, compile and report on a complete and coherent data set if the institutional set-up does not allow for communication and integration between agencies involved. Except where national land information systems are already fairly comprehensive, well organized and transparent,

the tracking process will require expert and stakeholder assessment.

- Land records related to actual or proposed land investments and land concessions made for purposes of forestry, mining, natural resource conservation, land and housing development and the creation of special economic or industrial zones may often be held only by the specialized agencies concerned, and national land information systems may not be capable of uniting the relevant data from different sources.
- Environmental and planning data held by specialist agencies: in many cases this will not be fully integrated into comprehensive LIS alongside parcel based cadastral information about land rights.
- Information about land legislation and other relevant laws, including property law, inheritance and marital law, natural resources and investment legislation.
- Data held by the courts and the judicial system about land disputes and conflicts, although not all of these are brought before the courts, and this therefore can only provide a partial picture.
- Information held by tax authorities, for instance about levels of revenue raised by different types of land taxes, and the landed properties or land concessions on which they are levied proper.

4.3 RISKS OF RELIANCE ON ADMINISTRATIVE DATA

For tracking indicators of tenure security (e.g. GLII indicator 1), because of limitations in geographical coverage of, and the exclusion of certain tenure categories (land rentals and customary tenure

arrangements that remain unregistered and informal would not normally be included), reliance on official land administration data is likely to present a distorted picture of tenure security for national populations as a whole. Focussing on the national cadastral system as the unique source of information about secure land rights might also promote the misunderstanding that customary land rights should always be converted into formal individual land titles, as opposed to alternative ways of strengthening tenure security.

4.4 LINKING LAND MONITORING TO IMPROVEMENTS IN THE QUALITY AND AVAILABILITY OF ADMINISTRATIVE DATA

Processes and mechanisms to make available accurate, clear, consistent and transparent administrative land data are pre-conditions for strengthening land governance, even if the coverage of administrative data is limited and can only be extended to achieve complete coverage of national populations and land areas over a long period of time.

One of the objectives of monitoring is to track the ability of land administration systems to register and deliver secure rights to land with a view to encouraging improvements in coverage and reliability. Convening a panel of national experts and stakeholders to help interpret and analyze existing land administration data on land holding can be useful in determining prioritizing elements within national public land information for completion and increased coverage.

Administrative data is likely to provide a more readily available and, in principle and in the longer run, a more comprehensive source of data as it is not reliant on organisation of large-scale specialist surveys. As such, administrative data offers a basis for regular reporting by countries in the short term despite misgivings about data quality, given the time and cost requirements of

incorporating land modules into household surveys and limitations in the time intervals in which repeat surveys can take place. An important objective is that the quality, accuracy and completeness of land administration data on the incidence of documented land rights in relation to populations and land parcels as a whole should be gradually improved over time. GLII should therefore promote collaboration between national statistical and land administration agencies to enable triangulation between administrative and household survey data in tracking Indicator 1.

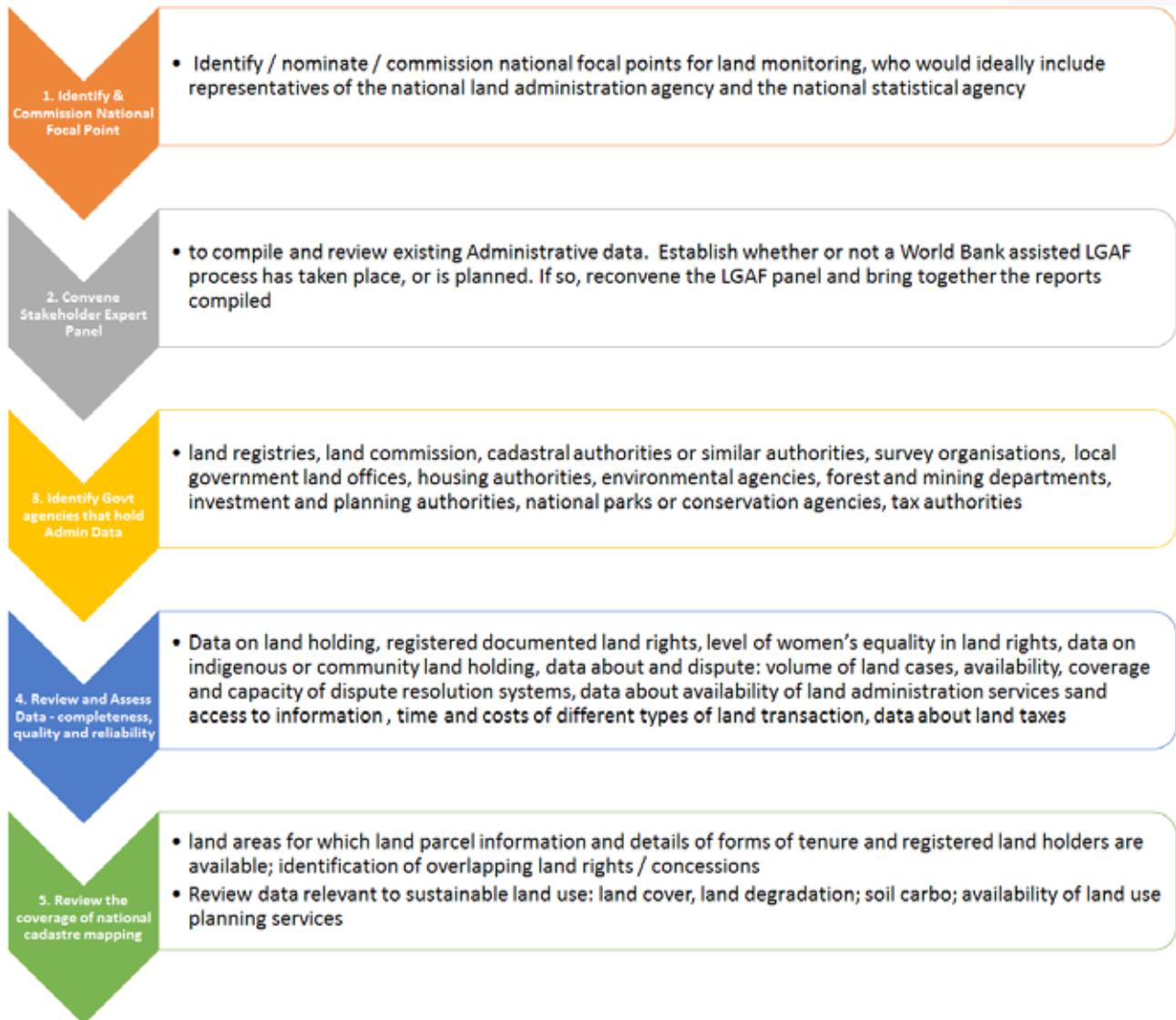
As a result there is need for expert interpretation of administrative data, data sharing with other stakeholders by land administration agencies, supplementation by triangulation with other sources, and stakeholder engagement in analysis and reporting. Specific tools are needed for assessments based on administrative data – for which LGAF is the most highly developed and operational (discussed in section 5.2 below).

Based on the above five steps, the national focal point should convene the stakeholders' panel to discuss and develop a plan and recommendations on:

- The use and improvement on admin data
- The level of support and capacity building that is needed to implement these recommendations
- What government can do and what donor support will be needed to put the plan in action

The stakeholders' panel would consist of the focal points together with civil society land rights organisation, specialist NGOs, farmers or urban community / residents organisations, business representatives, knowledgeable academics, private sector land professionals, representatives of the local government the judiciary or land lawyers. Attention should be given to gender balance, and at least one women's rights representative should be part of the panel.

FIGURE 8: SEQUENTIAL ACTIONS TO IMPROVE ADMIN DATA FOR ANSWERING LAND INDICATORS



EXPERT ASSESSMENTS AS A
SOURCE OF LAND MONITORING
DATA

5.1 EXPERT ASSESSMENT TOOLS AND PROCESSES.

Mechanisms for expert assessment of land data include:

- Expert polls and surveys, which can be a relatively easy and cost-effective method for assembling an accurate picture for purposes of qualitative and comparative assessment,
- Expert panels engaged in interpreting and analysing data from multiple sources including administrative data, in order to reach an informed, consensual and in-depth assessment of different dimensions of land governance.

These techniques provide important ways of assessing the quality of legal frameworks, qualitative improvements and changes, and of making sense of institutional processes and complex and incomplete data sets from different sources. In order to generate valid and comparable data both approaches require robust and internationally consistent methodologies and need to be supplemented and validated by stakeholder platforms to ensure relevance at country level. This can make the assessment process more complex and costly than simple Gallup –style expert polls, but as a result more reliable.

The World Bank has developed globally organised expert assessment processes, which aim to generate globally comprehensive data:

- LGAF – the Land Governance Assessment Framework
- Doing Business annual survey; Also - Women business and the law; - Enabling the business of agriculture

These tools are used by the World Bank for systematic country diagnostics and support to the Bank

engagement strategies, but are also available for use by others as all data generated are accessible under the Bank's open data policy. Expert panel methodologies and tools developed by other agencies can also provide useful data: LIFI, IFAD, FAO EDGE project tools in countries where these have been applied.

The data generated by these tools, and expert and stakeholder panels and fora convened to analyse and debate the findings are extremely important resources which can be built on and potentially adapted and assisted to meet the needs of regular, harmonized global land monitoring. The precise ways in which this can be done will vary from country to country and form time to time depending on whether or not, when and how these various expert assessment processes have been applied, and the availability of other data sources, including household survey findings and administrative data. Where there are significant gaps in data, or expert assessment processes have not yet been applied to the land issues, in principle, specific expert polls and assessment exercises could be commissioned for the purpose.

5.2 LGAF

Land Governance Assessment Framework

(LGAF): LGAF is a systematic and structured tool for comprehensive assessment of land governance, developed by the World Bank in collaboration with other agencies with expertise with international good practice. LGAF at the country level is an intensive activity led and conducted over a period of several months by local experts using existing administrative data, surveys, research data and other information. Land governance themes are broken down into 9 panels: (i) land tenure recognition; (ii) rights to forest and common lands & rural land use regulations; (iii) urban land use, planning, and development; (iv) public land management; (v) process and economic benefit of transfer of public land

to private use; (vi) public provision of land information; (vii) land valuation and taxation, (viii) dispute resolution and (xi) review of institutional arrangements and policies. Across these themes, 27 indicators unfold into over 100 specific dimensions each of which can be ranked and scored (from A to D) according to countries land governance circumstances, performance and outcomes. As assessment processes complete these indicators are then converted into a scorecard in which the answers to them are pre-coded and, as far as possible, quantified, with thresholds being defined according to what is regarded internationally as good practice. Country teams draw their own conclusions based on available evidence.

The LGAF was set up to operate as a relatively fast and cost-effective process, and so does not include primary data collection, although it can identify data gaps and research requirements. The GLII Feasibility Study reported that application of the LGAF so far has demonstrated that it is a feasible and meaningful tool and framework to provide a comprehensive diagnostic for land governance assessment at the country level and identifies areas for improvement. The results serve as a basis for identifying priorities and policy options at country level, while at the same time allowing identification of best practice across countries that could inspire replication. In a number of countries, follow-up monitoring has been undertaken using administrative data with feedback loops to policy dialogue. Priority indicators were identified in the first LGAF assessment, followed by systematic collection of administrative data at different levels of disaggregation (gender, location) to assess progress within a country. The focus is on administrative data as these are regularly available, inexpensive, generally disaggregated, and have a relatively 'easy' policy loop and can be linked to accountability and transparency aspects of land information at the national level. Roll out of LGAF currently takes place on request from countries and

on a case-by-case basis, as quality and engagement is important and it requires financial and human resources (a local coordinator and local land experts), and global support for quality assurance, with support from international experts. The World Bank is hosting the LGAF secretariat and developing innovations such as special modules for in-depth follow-up assessments, for example on the status of public lands. Although LGAF processes are country specific, the systematic nature of the framework allows for comparisons across countries on what works well, in order to guide identifying good practice, learning and piloting.

LGAF is currently being further developed to address VGGT related monitoring: LGAF indicators and dimensions cover most of the VGGT principles and technical sections, and that the instrument provides a good base for assessing in a short period of time and at a low cost the land governance status at the country level in the context of the Guidelines. LGAF does not cover all themes of the Guidelines, however, as the focus is mainly on land (An optional module for forests exists and it was recommended to develop another optional module on fisheries). FAO also recommended that the local VGGT platform could build on the assessment by linking each recommendation to the VGGT principles, as well as identify suitable technical guidelines and good practices made available by FAO and other partners. Following the FAO review, the framework was adjusted by adding dimensions to address the gaps identified and making the approach more modular, which facilitates adding optional modules like forests and fisheries as well as mining.

LGAF can also be used to assist in promoting and implementing the Voluntary Guidelines on the governance of tenure. Building synergy around reinforcing the use of international standards for good land governance will be relatively easy as there is likely to be a large overlap with many people and

BOX 2: RELEVANCE OF LGAF FOR TRACKING LAND INDICATORS

The following LGAF panels are of greatest relevance to the GLII /GLTN proposed indicators:

Panel 1: Land tenure recognition: The LGAF panel looks at recognition and enforcement of rights within the legal framework of the country. It also examines the mechanisms for recognition of rights, restrictions on rights and clarity of institutional mandates to protect these rights. Panel 1 suitably adapted can answer land indicators 1, 2, 3 and 4

Panel 6: Public provision of land information: This LGAF panel looks at completeness and reliability of land data and registries and also their cost effectiveness, accessibility and sustainability. This panel can be adapted to answer land indicator 9, 10, 11, 12 and 13

Panel 8: Dispute resolution: This LGAF panel look at level of land disputes, how these are being resolved, and what are the level of pending conflicts. This panel, if suitably modified, can answer the GLII indicator 6, 7 and 8

Overall only 3 panels of LGAF (out of 9 such panels which are constituted to implement the tool) have the potential to provide information on 12 out of 15 GLII indicators.

organizations being a part of both initiatives, and this is to be developed on a case by case basis. VGGT and LGAF are also mutually reinforcing, with the VGGTs focusing on principles and overall guidance, and the LGAF on an evidence-based assessment of the current status of land governance and entry points, on which the VGGT can build. (Hilhorst & Tonchovska, WB, FAO 2015)

Other developments with LGAF – follow up modules; “regionalization” in Africa

Because of LGAF’s detailed and comprehensive nature in assessing the various different dimensions of governance and administration of private and publically held land, LGAF does have restrictions in country coverage and frequency and is relatively expensive. However as changes in development and coverage of land administration and other relevant institutions tends not to be frequent, it is not likely to be necessary to repeat in-depth assessments more often than every 4 or 5 years. In the intervening years, it may be possible for GLII to collaborate in follow up monitoring exercises that track changes in the data for selected headline indicators, which are recognised nationally and contribute to the tracking of the GLII indicators. An LGAF process may also be politically sensitive depending on how the process is set up with government stakeholders, who may be reluctant to discuss weaknesses in relation to international good practice. The Bank has found it useful however to encourage country level self-assessment on the status of land governance and priorities and in informing the World Bank’s own investments. The LGAF was set up for country level monitoring of performance, with a focus on administrative data that are relevant to LGAF identified and agreed priorities; with global comparison of countries’ good practice, and promoting south-south exchange. LGAF assessments are now made publically available on a special World Bank website (<http://econ.worldbank.org/lgaf>).

There is no sense in re-inventing LGAF or developing a parallel instrument for monitoring land administration, or indeed completely new expert polls or other survey instruments. This is because LGAF methods have demonstrated coverage of various dimensions of land governance and can be applied to those indicators that are not amenable to tracking via household survey

instruments.. Instead, it would be preferable for GLII to build on LGAF, by drawing directly on its findings, using the GLII indicators as a focus for LGAF follow up exercises, with similar expert / stakeholder assessment process drawing on available administrative and other data sources and drawing on the members of the expert teams LGAF has put in place. GLII could then mobilise additional civil society and stakeholder engagement, and a second round of more in-depth analysis, especially by women, and promoting wider dissemination and global reporting of findings in relation to GLII indicators as headline indicators.

LGAF processes can be used to promote policy dialogue and debate amongst national stakeholders, and GLII could assist in extending this approach to more countries and through more continuous tracking of key indicators through expert / stakeholder assessment process based on LGAF methodologies and using available administrative and other data sources offer the best way of approaching indicators of land administration quality and other GLII indicators that require expert assessment (including indicators 3, 4 on tenure security and the process dimensions of indicator 15 on sustainable land-use planning).

5.3 OTHER EXPERT ASSESSMENT METHODOLOGIES

A number of other expert assessment tools have been used or are under development to assist in data collection and monitoring on specific aspects of land governance. Developments with these should be monitored as they may present opportunities for collaboration and to access additional data in particular countries. The main tools of note are:

Legal and Institutional Framework Index (LIFI): The methodology is developed by UN-Habitat as an exercise to produce qualitative results on legislation and

institutions of land tenure security at city /country level. Although the overall score attained at the end of this process is based on expertise, experience and a process of intense discussion and debate at Expert Group Meetings (EGMs), it is still a subjective assessment. The thematic areas covered by the LIFI include i) evictions; ii) remedial and preventive measures; and iii) land administration

UN EDGE (Evidence and Data for Gender Equality project methodology): FAO has developed an experimental expert Legislative Assessment Tool (LAT) designed for comparative assessment of levels of gender equality in national land policy and legislation.

5.4 RELEVANT EXPERT SURVEYS – DOING BUSINESS AND OTHERS

World Bank's Doing Business survey (DB), Good progress has been in developing this tool, which has focused primarily on constraints to secure land access for business purposes in major urban centers. The survey now covers many of the concerns reflected in the proposed GLII indicators for land administration. Field survey results are expected to become available towards the end of 2015. Although data is collected and analysed globally by the World Bank, it can be made available to national platforms for utilization in compiling data to track the GLII indicators at national level.

DB is a 'broad brush' measurement of business environment and legal framework for starting business, enforcing contracts and resolving insolvency. Overall there are 10 areas of assessment with 31 component indicators. Assessment involves both administrative data and expert opinion. While acknowledging that DB is a very strong political tool for policy change (for example, it made lots of headlines in India recently when 2014 data was released), it is also important to understand

DB methodology is intended to measure formal business and regulatory environment. With a country like India (as for most of the rest of the developing world) having 95% of its enterprise in informal sector, DB therefore covers some and leaves a huge lot out of its remit. Nonetheless, DB remains useful for GLII indicator monitoring purposes. For registering property, DB uses the following main indicator:

What are the time, cost and number of procedures required to transfer property between 2 local companies?

This is measured through 3 component indicators viz. a) days to transfer the property, b) As % of property value where no bribe are paid /included, c) steps to check encumbrances, obtain clearance certificate, prepare deed and transfer title, so that the property can be occupied, sold and used as a collateral. The registering property indicator in essence measures procedures to legally transfer title on immovable property (number), time required to complete each procedure (days), cost required to complete each procedure (% of property value). This information is very close to that sought by the proposed GLI indicators on land administration. Thus DB data can be used to feed that into expert assessments of headline line indicators, but with the caution that it represent city situation (cities are generally more progressive in implementing business reforms than the hinterlands). Also it may not truly represent the doing business situation at national scale, as informal enterprises (which are the mainstay in very large number of economies) are not included in the assessment and also the national scores are calculated based on one or maximum of two cities in a country.

In addition the World Bank has developed specific expert surveys. These include **Women, Business and the Law** (WBL) which is now expanding fast, and is expected to have generated global results on inheritance/ family

law by the end of 2015, and Enabling the Business of Agriculture (EBA). While Doing Business has traditionally focused on ease and security of land access and land transfers for business purposes in major cities, and thus covering formal tenure arrangements only, as the methodology develops and as supplemented by WBL and EBA, it can now deliver an increasingly wide range of data relevant to land administration as a whole and Equal rights for women. In these expert surveys, data is collected, analysed and reported globally for multiple countries by the World Bank. To assess and utilise the data for country based monitoring would require a feedback loop from WB to a GLII facilitated country monitoring platform in which selected DB participating experts could also participate directly.

06

TRACKING LAND INDICATORS
USING ADMINISTRATIVE DATA
AND EXPERT ASSESSMENTS

This chapter provides details on the approaches and methodologies that can be used to address the specific land indicators that would rely on a combination of data from administrative sources and expert assessment processes for effective tracking of progress at the country level. In most cases expert assessment would involve drawing on multiple data sources depending on what is available locally, and would also require participatory validation of findings through stakeholder consultation or direct engagement in the assessment process.

6. 1 INDICATOR 3. (LEVEL OF LEGAL RECOGNITION AND PROTECTION LAND RIGHTS AND USES DERIVED THROUGH EITHER STATUTORY OR CUSTOMARY REGIMES)

Expert engagement and assessment at country level are central to tracking this indicator, which requires definition of a typology of tenure types covering both urban and rural areas and a categorization of levels of recognition and protection involving clear criteria. For example, pre-determined scales can be established in order to assess whether or not and to what extent there is:

- a) Legal recognition of customary rights;
- b) Provision for formal documentation of customary rights; and
- c) Provision for due legal process required for transfer, reallocation or removal of those rights).

This is to ensure that the indicator can capture relevant changes and variations, and provide a standardized methodology for assessment and reporting.

Administrative data, including national legislation itself and supplementary regulations or administrative procedures and expert opinion and assessment

processes may also permit some disaggregation of numbers of men and women with recognized rights falling into different tenure categories, and may also provide enough information for a systematic assessment of “levels” of recognition and protection of the continuum of land rights against agreed benchmarks.

WB LGAF covers this indicator well with a methodology that could potentially be developed to answer the indicator appropriately, in all its complexity. However, as the majority of technical experts with land administration and related expertise tend to be men, explicit attention is needed to ensure robust methodologies for gender disaggregated analysis so as to generate data on women’s land rights and to train female land experts and people with appropriate gender expertise to participate.

Where LGAF is not already implemented, the methodology could potentially be adapted in those countries by designing and piloting a specific assessment module for example with supported from WB and /or GLII. According to the data sources that are already available in any one country, existing tools would need to be adapted to provide specific methodological guidelines for assessment, which is likely to require collaboration of local and international experts. These would include development of typologies of relevant forms of tenure in both rural and urban areas, guidelines for establishing national expert groups, covering their composition, identification of good practices and possible thresholds that can be quantified and need for triangulation across administrative and other available data sources, so as to assist national statistical services and land administration agencies in annual reporting.

Typologies of tenure types and levels of recognition and protection could be developed to provide a relatively simple matrix for assessment, along the following lines:

TABLE 9. ASSESSMENT MATRIX OF TENURE TYPES AND LEVEL OF RECOGNITION

Levels of protection	Forms of tenure						
	Freehold	Leasehold	Land rentals	Customary tenure systems	Group titling	Licence to occupy	Squatting on public land
Legal recognition of rights							
Legal provision for rights registration							
Legal provision for enforcement and redress							

6.2 INDICATOR 4. EQUAL RIGHTS OF WOMEN: (LEVEL TO WHICH WOMEN AND MEN HAVE EQUAL RIGHTS TO LAND, INCLUDING RIGHTS TO USE, CONTROL, OWN, INHERIT AND TRANSACT THESE RIGHTS)

There is strong agreement on the value and importance of this indicator, but an open question remains as to whether this indicator should be restricted to an assessment of gender equality according to national legislation, policy and judicial practice. If so this would involve a relatively simple expert assessment process drawing on existing databases and tools.

However, it is challenging to develop a robust methodology that ensures consistency across countries if the indicator is to go beyond a simple assessment of the extent to which the law provides for gender equality for formally defined or statutory rights. To cover the treatment of women's rights by both formal law and customary systems, including inheritance practices, the tractability of discriminatory social practice to legal enforcement and the net outcomes in terms of the realization of women's rights would need

to be assessed. It will also be necessary to benchmark "levels" of gender equality in a standardized way, with reference to the principle tenure categories, and to undertake country assessments in a culturally sensitive way, but without accepting the denial of women's land rights due to entrenched cultural perspectives and concepts.

This implies a central role for a standardized expert assessment process drawing on multiple data sources that include i) existing data bases; ii) analytical and research reports (especially synthetic reviews and meta-evaluations where available; iii) administrative data, as well as any available survey data that might be relevant.

- The best starting points are provided by existing expert assessment instruments, which may be available in particular countries or which could be adapted for the purpose: LGAF has experience in practical methodologies for country-level expert assessments of gender (in) equality in relation to various aspects of land governance. However, given concerns about gender disaggregated analysis in expert assessments, and constraints on women's participation in these processes,

organisation of a specific gender focussed follow up of a general assessment provides a way forward. A similar approach can be used for indigenous peoples.

- An FAO team has developed a Legislative Assessment Tool (LAT) to gather data and assess levels of gender equality in land rights. While this seeks to cover the extent to which legislative and judicial systems are able to address customary practice, it is acknowledged to be difficult to integrate customary practice per se into the analysis.

6.3 INDICATOR 5: INDIGENOUS AND COMMUNITY LAND RIGHTS:

Proportion of indigenous and community groups with claims to land, and proportions of land areas claimed and utilized by them that have legally recognized documentation or evidence of secure rights to land.

This indicator is suitable for global assessment and reporting by working in partnership with a relevant global mapping platforms, supported by information supplied from country-level by official and independent sources.

The principal data sources that expert and stakeholder panels can use for tracking this indicator are:

- Administrative data compiled by government: this is likely to be highly variable across countries, incomplete in relation to the overall scope of land areas / parcels to be considered, and may be entirely absent in cases where national legislation does not recognize indigenous and community rights.
- Data compiled by independent national and international organizations advocating community rights: likely to be important in countries where

group-based land use and land claims are common.

However it is likely that this indicator will difficult to measure consistently, and active data compilation may be needed to fill large gaps in existing data, to which GLII partners and participants could contribute if monitoring is to be based on locally available or locally collected data only. This is especially the case for land held by “communities” as opposed to groups that qualify as identified indigenous groups under the relevant international conventions and declarations concerning Indigenous Peoples, as there are no universally applicable definitions of what constitutes a community and provision for community based land holding is highly variable across different societies and legal jurisdictions.

However difficulties in achieving comprehensive or consistent coverage should not be an obstacle to country- and locally-based monitoring of progress in achieving tenure security for land holding community groups by governments and independent agencies that are concerned to do so. Moreover, a number of international organisations have been making efforts to monitor and compile data on indigenous and community land rights holding, including the World Resources Institute (WRI) the Rights and Resources Institute (RRI) and Rainforest Foundation UK. This work is being done through various loosely coordinated initiatives, involving links with principal country based indigenous rights organisations, and the development of purpose designed information platforms within which spatial data generated using participatory mapping processes using networked mobile phone and tablet devices.

The priority for national stakeholder expert assessment processes should therefore be to access available global data on indigenous and community land holding and to corroborate it and assess its relevance against nationally

available data and opinion, including the views of indigenous and rural people's organisations.

- A focus on areas in addition to the number of community land holdings is relevant because in many cases the rights of indigenous or community groups may be restricted relative the total areas used or claimed.
- In order to make meaningful country comparisons it would be helpful to focus on the proportion or percentage of groups whose land claims are recognized is needed. This would require estimates or inventories of the total numbers of groups or communities with land claims and of the areas involved would be required whether or not there is specific legal provision to enable indigenous or community-based land rights registration, as well as information about the legal status of those claims in terms of formal recognition. This will be difficult in cases where potential group land claims have not yet been identified and compiled by government or independent sources, and also where the levels at which group-based rights can be defined are uncertain or ambiguous (e.g. at the level of family or lineage based lands, villages or larger chieftaincies).

In addition to indigenous or community rights over land areas claimed for their exclusive use and occupation, the tenure status of land areas held and used in common by members of one or more communities, such as pastoral lands and publically used forests should ideally also be included. This may be very much a question of national priorities – if stakeholders believe it is important to monitor security of common resources in any particular country. Often the areas in question (e.g. village grazing commons or forest areas) may be relatively small, but in other cases very large (e.g. large rangeland or wetland areas subject to multiple seasonal uses by different

groups). The formal status of resources such as these is important even if the groups concerned do not need or seek exclusive access to these lands and where they are not exclusively reliant on them, or if they also have access to other lands for residential and agricultural purposes. Therefore it is important for countries to report on the tenure status of resources that are used in common and may be subject to pressure or degradation, and the trends affecting these resources, even if only partial data is available.

Globally gathered data has up to now concentrated on the Americas where indigenous land claims are long established historically, and on tropical rainforest regions including the Amazon, Indonesia and the Congo Basin, substantially populated by indigenous groups, and where indigenous land titling offers a strategy to reduce rates of deforestation and improve biodiversity and landscape conservation. Less data has been captured about community land claims in other regions, although progress has been made in some North African, Sahelian and Middle Eastern countries where pastoralist use rights and claims to resources over extensive areas are significant.

The platforms that are under development by WRI, RRI and others relies on data provided by governments and NGOs, but there are limitations in numerous countries, especially where such data is not publically available, where governments are reluctant to release it, and geo-referenced data on the land areas concerned is not available. There is however great potential for crowd sourcing of data on community land claims, and existing tools and platforms for capturing and organising relevant data are being actively developed and can be expected to improve over time.

There is room for further adjustment to the precise formulation of this indicator and the data that can be reported according to national priorities as the

significance of indigenous and community groups as potential land holders will be highly variable across countries and the data that can be feasibly collected. The following points should be considered:

- The easiest data to report will be on simple numbers of recognised indigenous or community land holdings with information about the size of the land areas and the nature of the resources involved. Monitoring should track whether the total numbers of land areas held in this way, and whether sizes are increasing or decreasing.
- A focus on areas in addition to the number of community land holdings is relevant because in many cases the rights of indigenous or community groups may be restricted relative the total areas used or claimed.
- In order to make meaningful country comparisons it would be helpful to focus on the proportion or percentage of groups whose land claims are recognized is needed. This would require estimates or inventories of the total numbers of groups or communities with land claims and of the areas involved would be required whether or not there is specific legal provision to enable indigenous or community-based land rights registration, as well as information about the legal status of those claims in terms of formal recognition. This will be difficult in cases where potential group land claims have not yet been identified and compiled by government or independent sources, and also where the levels at which group-based rights can be defined are uncertain or ambiguous (e.g. at the level of family or lineage based lands, villages or larger chieftaincies)..
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There are important questions relating to the security of land rights of individuals and households in cases where land rights or title are held on a group or community basis, in particular for women's access to land and to decision-making processes which may be dominated by men or traditional authority figures, or otherwise not fully democratic and liable to exclude certain group members. Indicator 5, however, focuses on the security of rights held by the group, rather than the security of rights held individually by group members. These are questions which should be addressed in tracking Indicators 1 and 2, on documented and perceived security of tenure, by disaggregating data by gender and according to type of tenure, including collective and community tenures, and in making expert assessments for Indicator 4, on the level of equality in women's rights.

6.4 LAND DISPUTE AND CONFLICT INDICATORS (INDICATORS 6, 7 AND 8)

These indicators can be potentially be best addressed through household surveys, as comprehensive administrative data is not available on land disputes and conflict, only for those cases that are dealt with and recorded by the formal judicial system. Nevertheless, in the absence of survey data, expert opinion and assessment of available administrative data can be used to develop a typology of land disputes, conflicts and available resolution mechanisms, and if a land module is to be included in a national household survey or census, an suitable expert panel can inform the survey design, to enable it to reveal a disaggregated empirical picture of the types and frequency of land disputes and conflicts including the types of stakeholders involved, from intra-familial to boundary disputes and conflicts between communities, with governments, amongst different types of land user, and those affecting refugees and displaced people.

Although administrative data from the formal judicial system cannot be expected to capture information from disputes that never reach the courts, such as those that occur within the customary sector, it can nevertheless provide an indication of the scale and frequency of disputes in a country. Therefore, an **additional indicator** suggested by GLII experts can draw on administrative data from the judicial system that should be relatively easy to collect:

- *Percentage of all cases tried by national courts that concern land disputes.*

In order to track progress and the effectiveness of the courts in resolving cases, it may also be possible to measure the *numbers and percentage of pending and unresolved land cases in the formal courts reported (in*

the previous year) that have been resolved. This would give an idea of the capacity of the courts to resolve land disputes, and their efficiency in doing so. Administrative sources should also be able to provide information on the *existence of specialized land courts / tribunals and alternative dispute-resolution mechanisms*, including customary and non-statutory mechanisms that are available.

6.5 LAND ADMINISTRATION INDICATORS (INDICATORS 9 – 13)

The World Bank's Land Governance Assessment Framework (described in Chapter 2) provides the most developed methodology and available data source for assessment of the quality and performance of land administration services, as part of broader systems of land governance including the provision of tenure security. However, national LGAF assessments are very comprehensive and detailed considering the large number of indicators (many of which are directly concerned with land administration systems) that are conducted in 44 countries since 2012 and have only been repeated in 3 countries (which has shown that a frequency of 4-5 years is optimal), although plans for follow up in a number of countries are underway. Moreover, while LGAF is primarily focused on overall institutional performance, GLII concerns with delivery of land administration services to users of all kinds, reflected in the Voluntary Guidelines (FAO, 2012), suggest a need to measure performance in terms of outcomes for women and men using or seeking land through diverse forms of tenure, which could be done by a gender specific re-assessment of LGAF in a second round. LGAF includes a tenure typology to capture the different types of tenure and quantify importance, which could be further developed.

Although it is possible to formulate relevant questions for inclusion in land modules for household surveys

or opinion polls, these do not provide a route to generating globally comparable data as it will be very difficult for reasons of cost, feasibility and acceptability to governments and survey managers to extend such regular survey exercises beyond the topics of tenure security (in support GLII priority indicators 1 and 2), land disputes and conflicts, to which they lend themselves more easily. Expert assessment processes are more likely to prove effective in delivering data to support proposed GLII land administration indicators, and will enable more regular and comprehensive country reporting. Household surveys conducted for particular purposes, however, especially those that are developed to assess the outcomes and impacts of major programmes and projects to strengthen land administration systems, should be able to provide useful additional data

In summary, for the GLII land administration indicators as a whole, the most relevant and useful data sources to be considered are:

- Administrative data from land registries and other government agencies, including local government, is a main source of data but is not sufficient as it is frequently inaccurate.
- Expert assessment involving land professionals and researchers with representation of land users and civil society groups is needed to collate and interpret administrative data from various sources. To be globally comparable, expert assessments must refer to the same defined concepts, typologies and use a common interpretive matrix.
- The LGAF methodology offers a good starting point that considers multiple aspects and could be adapted. Although it has focused on policy and institutions it also seeks to cover customary rights and informal structures. While the often limited presence of women working in land administration and land law can make it difficult to identify sufficient female experts, increasingly

LFAG is adopting gender disaggregated methodologies in assessment processes and supplementary or repeat exercises to ensure a comprehensive and gender focussed assessment. The management of such processes at country level and the selection of participants would need to reflect GLII principals and those of the VGGT, to create space for stakeholder debate and be sufficiently gender responsive and representative of women's interests and concerns, and those of indigenous or other minority or vulnerable groups whose needs may be overlooked by official policy.

- The scope for adaptation and extension of existing LGAF methodologies to enable regular coverage of a small set of priority headline indicators for a larger number of countries is considerable and should be actively explored in direct collaboration with the World Bank.
- The World Bank Doing Business (DB) survey also offers an important source of information on land administration. Although it has tended to focus on urban areas, capital cities and commercial land users, its scope is gradually being extended, including for rural and agro-enterprises of all sizes, and there should be scope for DB to generate and provide at least some of the necessary data to support GLII land administration indicators within an open and harmonized global land indicator framework.
- Research reports and evaluations of projects to improve land administration and extend land registration are also likely to be relevant.

6.6 INDICATOR 13: LAND AREA MAPPED

Proportion of national land areas with rights holders and tenure status identified that are incorporated into cadastral maps / land information systems. This indicator aims to capture changes and variations in

national capacities to incorporate the full range of types and sizes of land parcels and the tenure status of associated landowners or users into cadastral maps and spatial data systems. The key source of information is geo-referenced administratively held data which can be used to assess the geographical coverage of the system and provide information to support tracking of other indicators that requires expert assessments, including the extent to which different tenure categories are recognised (indicator 3), and if areas subject to indigenous land claims (indicator 5) are included in cadastral maps, and the availability of land rights information for use for purposes of sustainable land use planning.

For this indicator to deliver truly meaningful and comprehensive results, information on land areas and parcels mapped and rights holders / users identified would need to be reconciled with data on different tenure categories and the numbers of parcels mapped and number of land rights holders. One important aspect that must be considered is whether and to what extent participatory boundary delimitations (that use, for example, sketch maps with geo-referenced coordinates or high resolution ortho-photo maps in consultation with local communities and other stakeholders) are used to i) identify land holding groups and individuals; ii) clarify or confirm plot-level or territorial boundaries; and iii) extend government land information and cadastral systems to recognize and incorporate customary and group-based land holdings, common lands and public land areas that are potentially subject to overlapping land occupation, allocation and conflicts.

If Land Information Systems (LIS) follow a social tenure domain model - developed and promoted by UN-Habitat and GLTN - that can be used to assist in formal recognition of multiple forms of tenure by governments to strengthen security of land rights. If areas under customary land management or subject to community

or indigenous claims, and in some cases subject to competing claims and conflicting interests, are included in official maps and LIS, then this both strengthens the rights and increases the coverage, making the information system more accurate and useful. Regular monitoring should track the geographical coverage of national mapping systems and the degree to which they are able to incorporate and map the boundaries of land areas held under different forms of tenure, even though LIS may remain incomplete, the identities and tenure status of land users at the individual plot level are not yet precisely confirmed, or where administration and adjudication of these rights and the maintenance of land records and parcel maps are devolved to local government or to community level.

Another aspect to be tracked is the extent to which particular land uses and concessions or licences awarded by different sector departments e.g. for forestry, mining or urban and infrastructural development are captured by the national land cadastre, which is desirable from the point of view of coordinated development planning and people-centred land governance, and also relevant to the sustainable land use indicators. Addressing these dimensions of national land mapping systems can make them more useful by identifying where land rights and uses overlap or where there may be conflicts due to multiple land uses, use of inaccurate data in granting previous land allocations, or lack of consideration of established customary land uses on the ground.

6.7 Land use Indicators (Indicator 15): Progress in sustainable land-use planning: *Proportions of rural and urban administrative districts or units in which land-use change and land development are governed by sustainable land-use plans that take account of the rights and interests of the local land users and landowners.*

This indicator should be disaggregated by the lowest relevant level of administrative unit, such as rural districts or urban municipalities. Although the presence of higher level development plans (at regional or provincial level, or for example major development corridors and urban regions) are also relevant, the consistency and regards for sustainability that these have in relation to local land use management also needs to be assessed. The nature of sustainability and the character and objectives of land-use planning also differ between urban and rural areas, so it is desirable to make separate assessments of the effectiveness of land-use planning for urban and rural areas.

The principal data source for this indicator would be stakeholder-based expert assessment using administrative data. This would need to draw on information from the local level, as the adherence to and responsiveness of local land-use plans cannot be gauged centrally. Stakeholder participation is necessary to assess the sustainability and focus of land-use plans, and their level of social inclusiveness and responsiveness.

07

CROSS-CUTTING ISSUES –
GENDER AND EQUITY

This chapter discusses the importance of equity dimensions in relation to the proposed GLII land indicators, focusing particularly in 7.1 on gender dimensions in Section 7.1 below. Following this, section 7.2 discusses briefly the principal broader social and economic equity dimensions of land that have been proposed for monitoring in GLII discussions. These include those that can be addressed by suitably disaggregated data collection via household and other surveys, as proposed for indicators of tenure security and land dispute and conflict resolution, and the options for using relevant existing data or the introduction of relatively simple additions to proposed expert and stakeholder assessment processes.

7.1 GENDER DIMENSIONS OF THE GLII LAND INDICATORS

7.1.1 BACKGROUND

Access to and control over land for men and women contributes to a number of Sustainable Development Goals.¹³ Women's land access and control over land in particular is also specifically related household food and nutrition security, agricultural productivity, and greater investment in education. Women's land rights are key to women's empowerment by enhancing gender equality and bargaining power, increased social status and social capital, reducing gender-based violence, and HIV prevention (United Nations, 2013; WB, FAO and IFAD, 2009; UNDP, 2008; Gupta, 2006). However, there is a wide evidence base demonstrating gender inequality in land rights in statutory and customary land-tenure systems around the world, along with a lack of decision-making authority on land-related issues at the household, local and national levels (Agarwal,

1994; USAID, 2013; FAO 2011; World Bank 2012).

Where data is available, it demonstrates that patterns of women's access to land vary significantly according to context, along with marital status, age and intersection with other demographics (Doss et al., 2013; United Nations, 2013). However, the absence of appropriate data and methods results in a lack of understanding of the extent of gender inequality in land rights, differences between countries, and the persistence of "myths" and over-generalizations that constrain effective policy design (Doss, 2015). Therefore, it is imperative that there is a commitment in the short, medium and long term to improving data on women's land rights. While the process is challenging, it is a goal that has global acceptance, including in SDG discussions, which gives momentum to improving data collection and availability.

7.1.2 IMPORTANT CONSIDERATIONS IN MEASURING WOMEN'S LAND RIGHTS

Measuring women's land rights involves a number of crucial elements that require integration into GLII strategy and indicators. Firstly, sex disaggregation is required for all GLII indicators. Gender also interacts with other factors of difference resulting in multiple exclusions from the realization of land rights. Disaggregation by other factors of difference (e.g. disability, ethnicity, age, income, etc.) is also important and should be coupled with adequate sample sizes that enable robust statistical analysis.

In addition, gender inequality operates at different levels of society, including within the household (or intra-household), between households, and within communities and the state, which need to be reflected in GLII indicators according their scope. This is because in many contexts, women's land rights relate to marital status, position in the household or age; it is important that rights are legitimate in and of themselves and are

¹³ Currently relevant to Goal 1: Elimination of poverty; Goal 2: End hunger and achieve food security; Goal 5: Achieve gender equality; Goal 10: Reduce inequalities within and between countries; Goal 11: Sustainable cities and human settlements; Goal 15: Sustainable land use, forests and terrestrial ecosystems, Goal 16: Peaceful and inclusive societies.

not vulnerable to changes in social status or community, granted for an extended period of time, are enforceable and that the ability to exercise them does not require an additional layer of approval for women (Hannay and Scalise, 2014).

Within countries, women's land rights can vary according to the household structure (male or female-headed, polygamous, extended family, and/or complex households involve outsiders or migrants etc.), age, status and position in the household (legal wife, cohabiting spouse, third wife, single daughter, daughter in law, etc., where to identify intergenerational differences in rights). Rights can also vary according to the type of community in which they live (common property, patrilineal/matrilineal systems, etc.), and because of religion. Furthermore, as people marry or move they may have to negotiate additional sets of rights and practices.

Questions regarding women's rights should be asked directly of women privately. It is also essential to ask if they have the capacity to exercise these rights independently, or if they need to obtain consent or permission to do so, to verify if they indeed possess that right. It is also important to distinguish between the types and sources of rights, as women may experience different types of land rights compared with men (for example access and use compared with legal ownership), and these interact with different sources of rights (i.e. statutory rules and customary practice, including land allocations within families and households). In addition, the source of legitimacy for the rights bundle, along with the interaction of rights with other legal frameworks, is particularly important from a gender perspective, as the realization of rights is complicated by the interplay of different tenure regimes. It is also important to understand how women's land rights are mediated by other legal frameworks and where tensions may occur, such as: marital/family rights; religious rights;

community rights, and formal laws and policies.

The table below summarizes the various dimensions and specific elements to be considered to properly understand women's land rights in relation to men's in different contexts. As mentioned above, this includes different levels of analysis, types of tenure as defined by GLII, the type of rights and the source of that right.

It should be noted that the complexity of these different dimensions affecting women's land rights in practice does not imply that GLII should prescribe or expect that detailed disaggregation of all of these dimensions for all relevant data collection efforts. The opportunities for collection of appropriately disaggregated data in different country contexts will need to be explored through careful piloting of broader instruments designed to capture the elements considered to be key by the stakeholders engaged, which must include female experts and representatives of relevant national or local women's organizations.

In rural areas, data at the land parcel level is also important, rather than information about total household land holdings. This is because women and men in rural areas, particularly in sub-Saharan Africa, typically use different parcels over which they have different rights. If surveys focus on household heads, it may exclude the land of other household members, particularly in West Africa where men and women farm separate plots.

Currently, many of the sources of data on women's land rights focus on the formal legal framework (for example, FAO's Land Assessment Tool and IFAD's Access to Rural Land Indicator). However, this does not provide a full picture of what the status of women's land rights is in reality, so it is important to collect data on outcome measures to make sure that access to the system and how well the system performs is captured.

FIGURE 9: DIMENSIONS FOR CONSIDERATION IN ASSESSMENT OF WOMEN'S LAND RIGHTS

Levels of analysis	Types of tenure	Type of right	Sources of rights
Intra-household <ul style="list-style-type: none"> • Sex , Marital status and position in the household • Other factors of diversity e.g. age • Income • Age Household <ul style="list-style-type: none"> • Household structure • Position in household Community: <ul style="list-style-type: none"> • Urban/rural • Patrilineal/ Matrilineal customary systems 	<ul style="list-style-type: none"> • Freehold • Leasehold • Land rentals • Customary tenure systems • Group titling • Licence to occupy • Squatting on public land 	<ul style="list-style-type: none"> • Use • Control • Own • Inherit • Transact 	<ul style="list-style-type: none"> • Laws/policies/ regulations regarding women's land rights • Women's rights in marital/family law • Community/ customary rights both enshrined in law and outside of statutory law

There are often discrepancies between statutory law and its implementation in practice. Support and enforcement of land rights is affected by both the capacity of the system to implement them, but social norms also affect the willingness to implement statutory laws. Therefore, it is necessary to also capture gender equality in all indicators, including those concerned with the functioning of institutions for land administration and the management and resolution of land conflicts.

Gender-aware/response data collection methods, sampling strategies, selection of respondents, data collection instruments and tools and the ways in which they are applied, are vital to obtaining reliable, high quality, gender disaggregated data. Due to the pervasiveness of gendered power relations that characterize all societies, primary data captured directly from women, particularly on perceptions (indicator 2) would produce the best quality of data on women's land rights. Larger and more representative sampling in surveys would help to include people who do not

live in traditional households and other members of the household who are often missed (e.g. women, elderly people). While there are cost implications for this, experiments with the Women's Empowerment Agriculture Index (WEAI) have shown, for a much longer survey instrument, that the incremental cost of interviewing a second person in the household is far less than "double" because if the survey team are already in the cluster, they can interview the other member during their stay (Alkire and Samman, 2014).

There are a number of practical issues in conducting fieldwork that need to be considered to obtain valid data on women's land rights. Practices such as matching female enumerators with female respondents, keeping the length of interviews short and arranged at appropriate times, conducting interviews in culturally appropriate places, along with interviewing all household members, or at the very least the principle couple independently, have been found to be very effective.

7.1.3 RELEVANT DATA COLLECTION INSTRUMENTS AND INITIATIVES UNDERWAY

This section gives a review of relevant data collection instruments and initiatives underway that provide some level of gender-disaggregated data relevant to GLII indicators. Methodological and data limitations from a gender perspective are also included.

Evidence and Data for Gender Equality (EDGE)

UN-Women/UNSD coordinated Evidence and Data for Gender Equality (EDGE) project, with the involvement of the World Bank, aims to boost the capacity of countries data collection to assess gender equality, including assets. They are focusing on data collection for SDG Goal 5 on elimination of all forms of gender discrimination, which involves land (the proportion of the adult population who own land, by sex). While EDGE activities are not being developed explicitly for land monitoring, it is the most advanced in using and testing gender sensitive methodologies and approaches to provide a comprehensive picture of women's land rights. EDGE is currently working with LSMS-ISD pilots and the FAO 2020 World Census of Agriculture (WCA) on incorporating innovative methodologies in measuring gender and assets, and producing guidelines on gender and asset measurement and methodologies. These initiatives can provide important learning to inform household surveys in gender-sensitive data collection, and they also reveal a great deal of potential synergy if GLII land tenure recommendations can be incorporated.

Approaches and questions in household surveys that EDGE are discussing and piloting with partners include intra-household data collection by interview multiple members of the household and collecting data at parcel level. Particularly relevant data for GLII includes (Brunelli *et al.*, 2014):

- Ownership (i.e. land tenure) being defined as either economic (bundle of rights) or legal. This includes people's perceptions of "ownership".
- Management and different management rights, as well as sole versus joint management and ownership (FAO, 2014).
- Inheritance / bequeathing rights

Household surveys

Existing household surveys can provide gender disaggregated data on some aspects of the GLII indicators, including the DHS, LSMS-ISA and the Urban Inequalities Survey. The coverage and larger sample sizes of household surveys is another benefit as they can represent greater diversity of the population. Currently, the DHS and LSMS-ISA are nationally representative, however the DHS only interviews women of reproductive age (15 to 49 years). The Urban Inequalities Survey focuses on urban areas and is not adequate for the coverage of rural women, where access to agricultural land is of primary importance to livelihoods. These surveys interview multiple members of the household and provide a good methodological foundation for providing status on women's land rights by sex, household position and household type, which can contribute to the main "gender" indicators 1, 2 and 4, along with other indicators such as land disputes and resolution. Direct interviewing and interviews with multiple household members are crucial points for indicators 2 and 4 in order to understand the perceptions of men and women regarding their own tenure security, and how this can differ according to household position and status.

The DHS provides information on women ages 15 to 49 who report that they own property or productive resources in their name, including owning a home and (agricultural) land, and whether it is singly or jointly

owned (under the women's status module). Data can be disaggregated by whether property and resources are owned by the woman alone or are jointly owned, by age group and urban/rural location.¹⁴ However, this does not include documentation of perception (Indicator 2) or the effective bundles of rights available (e.g. to sell) to women and men (Indicator 4). The schedule varies amongst countries.

The LSMS-ISA survey is currently working with the EDGE project and the World Bank to pilot different methods and questions to identify gender inequalities related to assets, including land. In these surveys, households provide information on all their members and all their plots of land, the type of documentation they have (varies by country) and, often, whose names are included in the documents (that it accounts for all the persons, not only the first person named, and that it gathers data that identifies the person, not just their gender) (ILC with others, 2015¹⁵). They have also developed an experimental approach to survey design and implementation to assess different approaches to respondent selection (Kilic and Moylan, WB presentation, 2015).

Important elements tested in LSMS pilot questionnaires include:

- Individual disaggregation
- Type of ownership/rights, economic and documented ownership
- Bundle of rights (bequeath, sell, rent, use as collateral and make improvements/invest)
- Capacity to exercise rights independently
- Identification of provider of consent/permission

¹⁴ http://www.cpc.unc.edu/measure/prh/rh_indicators/crosscutting/wgse/percent-of-women-who-own-property-or-productive

¹⁵ http://www.rightsandresources.org/wp-content/uploads/Post2015_LandRightsIndicators_10MarchB.pdf

Lessons learned from the pilots so far found clear advantages for the quality of data by interviewing all adult (18+) members of the household alone¹⁶ (other methods tested include “most knowledgeable household member”, randomly selected member of principle couple, principle couple, and all adult members simultaneously) (Kilic and Moylan, 2015).

Adjustments for household surveys

Household surveys are limited in questions on land rights over the full bundle of rights (e.g. commonly asks about ownership) which affect most GLII indicators, particularly indicator 4, and therefore revisions for the GLII indicators would be to include different forms of tenure and the rights bundle.

However, there are a number of initiatives that are increasing the momentum to provide gender disaggregated data, such as the EDGE project. In addition, lessons from a number of organizations, including IFPRI, NORC at the University of Chicago, and Landesa on the types of questions to elicit women and men's perceptions of tenure security, can be drawn on. Considerable progress has been made on how to gather this data, but only a small number of projects and organizations collect it regularly (ILC with others, 2015).

For Indicator 1, household surveys will need to be adjusted to ensure that the survey asks about all the plots the household uses, not only those that the household owns. It will also need to be ensured that the survey identifies all those who are listed in the documents (that it accounts for all the persons, not only the first person named, and that it gathers data that identifies the person not just his or her gender) (ILC with others, 2015). For indicator 2, information on perceptions of

¹⁶ Exerts statistically significant positive effects on reported and economic ownership (overall and joint) across the board.

TABLE 10: ANALYSIS OF SELECTED HOUSEHOLD SURVEYS FROM A GENDER PERSPECTIVE

	DHS	LSMS Pilots	Urban Inequalities
Advantages	Nationally representative Disaggregation by sex, age, income Interviewing different members of the household directly Covers land ownership, singly or jointly, in some countries	Nationally representative Disaggregation by sex, age, income Interviewing different members of the household directly Maps plots to family members Piloting gender sensitive sampling, interviewing and logistical techniques Includes bundle of rights, perceptions of ownership, parcel level	Interviews all women in the household UIS women specific module is covering some aspects
Limitations	Only includes women 15-49 Doesn't include perceptions of land tenure security May need some refinement of language with regard to different land rights (e.g. ownership)	May need some refinement of language with regard to different land rights (e.g. ownership)	Excludes rural areas May need some refinement of language with regard to different land rights (e.g. ownership)

tenure security will need to be improved, specifically that female household members will need to be asked directly about their perceptions. Moreover, because tenure insecurity can be a result of low bargaining power and intra-family conflict it is important that this area be included as a source of insecurity instead of external sources. On this basis, household surveys such as DHS and LSMS are an important source of data from a gender perspective; however, as time is required to need to improve survey designs on the issues mentioned above, this is a feasible objective in the medium term.

Agricultural census

FAO 2020 World Census of Agriculture (WCA), which brings together agricultural surveys from around the world, is a potential data source for the GLII indicators covering rural areas. Currently the WCA records ownership of each landholding by sex, relevant to indicators 1 and 4. However, it only covers land ownership at the parcel level in eight countries currently. In addition, many of the censuses also ask about the tenure status of the parcel, but this may or may not include the identification of the individual owner (Doss,

2013). Six countries look at management of plots by sex, which would feed into Indicator 4. The WCA can potentially be a more important source of data as work with revisions made to survey design and methodology with the EDGE project would incorporate the bundle of rights and questions on perceptions of ownership from a gender perspective.

Global opinion polls: WB Women, Business and the Law survey of experts

Global opinion polls can provide a cost-effective and timely source of data for the GLII indicators. The Women, Business and the Law survey focuses specifically on formal laws and regulations that affect women's ability to earn an income, and includes a land segment. Data collection is conducted via survey of country practitioners with expertise (lawyers, judges, civil society representatives and public officials), and responses are verified against codified sources of national law. It currently has a global outreach covering 143 countries, including 750 individuals, however the scope of the survey is limited in that it focuses exclusively on statutory law and urban areas, missing

customary law where it is not codified in law along with rural areas, and does not interview women directly.

The most relevant for land indicators is the “Using Property” segment of the survey, which analyses women’s ability to access and use property based on their capacity to own, manage, control and inherit it, and currently providing data for Indicator 4. It does not directly ask about documentation (Indicator 1) and, as it is an expert survey, it does not ask women directly about their perceptions of tenure security (Indicator 2). There are other complimentary themes in the survey, such as “Accessing Institutions”, which explores women’s legal ability to interact with public authorities and the private sector in the same ways as men. “Going to Court” considers the ease and affordability of accessing justice by examining small-claims courts, as well as a woman’s ability to testify in court and the incidence of women on constitutional courts, both in general and not specifically in relation to land.

To capture gendered perceptions of tenure security, perception surveys or polls would need to include additional questions for indicators 1 and 2, focusing on security of tenure and the bundle of rights, along with questioning women themselves and increasing coverage necessary to be representative of the population. With these improvements to indicators 1 and 2, it could already be a rich data set that would go a long way towards providing the data to answer GLII Indicator 4.

Land Governance Assessment (LGAF) and expert assessments

The LGAF includes a segment on women’s rights that is graded on a scale, as are the other components, based on existing administrative data, surveys, and research, amongst other sources of information. Women’s land rights falls under the first (out of five) theme “*Recognition and respect for existing rights*” and assessed by the

USING PROPERTY SEGMENT IN WOMEN, BUSINESS AND THE LAW SURVEY, 2014

What is the default marital property regime? (i.e. separation of property, partial community of property; full community of property; deferred full or partial community of property; other)

Who legally administers marital property? (i.e. original owner; separate with spousal consent both must agree; husband; other)

If the husband legally administers property during marriage, does he need his wife’s consent for major transactions? Y or N

Are there special provisions governing the marital home? Y or N

Does the law provide for valuation of non-monetary contributions during marriage? Y or N

Do unmarried men and unmarried women have equal ownership rights to property? Y or N

Do married men and married women have equal ownership rights to property? Y or N

Do sons and daughters have equal inheritance rights to property? Y or N

Do female and male surviving spouses have equal inheritance rights to property? Y or N

Women, Business and the Law (2014) WB and IFC.

first panel “*Land tenure recognition*”. This is reported under Legal and Institutional Environment, section 2 of the scorecard: enforcement of rights - formal recognition of women’s rights (section 2, IV). It includes two indicators that require different types of evidence reflecting whether the country has policies and laws, and how these occur in reality, through the estimation of population percentages. Refer below for more detail on the segment.

Panellists are also asked to consider diversity issues in the country, including geographical spaces (e.g. rural urban, across certain areas), and different stakeholder groups (e.g. gender; ethnic groups, land use groups – pastoralists- etc.) through the assessment and identify policy implication of this. Further details on gender issues related to LGAF are summarized in Annex E (WB, 2001 and WB, n.d).

The advantages of expert assessment like the LGAF are that they can be obtained quickly and at low cost. While they do not include primary data collection from women themselves because they rely on secondary data, these assessments are useful in identifying important data gaps and further research requirements.

Data on land registration in particular may be incomplete from a gender perspective, if land registries cannot report gender disaggregated data. LGAF also aggregates both performance on statutory law with how rights are realized in practice; this does not provide a full indication of the status of women’s land rights, which would require more specific assessments taking into account also diversity amongst women as land rights holders. Although parts of the bundle of rights are included, more disaggregation on land tenure and different rights would be useful for headline indicators, and for those

TABLE 11: WOMEN’S LAND RIGHTS IN LGAF

Land Governance Indicator 2. Respect for and enforcement of rights	
2.6	WOMEN’S RIGHTS ARE REGISTERED AND RECOGNIZED IN PRACTICE IN BOTH URBAN AND RURAL AREAS.
	A: More than 45% of land registered to physical persons is registered in the name of women, either individually or jointly.
	B: Between 35% and 45% of land registered to physical persons is registered in the name of women, either individually or jointly.
	C: Between 15% and 35% of land registered to physical persons is registered in the name of women, either individually or jointly.
	D: Less than 15% of land registered to physical persons is registered in the name of women either individually or jointly.
2.7	WOMEN’S PROPERTY RIGHTS TO LAND ARE EQUAL TO THOSE OF MEN.
	A: Women’s property rights are equal to those of men, both across and within generations (including in case of inheritance or divorce), and in both law and practice.
	B: Equality of women’s property rights to those of men is established by law and followed in practice most of the time.
	C: Equality of women’s property rights to those of men is established by law, but there are considerable limitations to exercising such rights in practice.
	D: Equality

proposed by GLII. From a gender perspective, LGAF should be capable of providing a reasonably nuanced picture of women's status regarding land rights and the impact of land administration, land policies and other dimensions of land governance, if this is subject to a separate analysis when an overall LGAF analysis is completed. Although a problem that constraints any expert assessment is that local experts' opinions on gender issues can reflect culturally embedded gender norms, or an "unconscious bias", which can lead to partiality, as the sensitivity of LGAF process to these factors improves, the difficulties increasingly reflect the absence of gender disaggregated data rather than gender biases in the methodology itself or in selection of experts. Although the intention for LGAF expert panels is to arrive at a consensus based on the information made available, it is possible to note voices of dissent even if only one person does not agree. From a methodological point of view, expert assessments are less helpful in comparative analysis or tracking progress over time, unless the scoring is carefully formulated and as much as possible quantified (as is done in LGAF). If expert assessments such as LGAF are used, GLII may want to feed into the guidance on facilitating and conducting the assessment from a gender perspective, including within the expert assessment process itself, along with including other gender and land issues into the assessment.

The FAO Legislative Assessment Tool Gender-Equitable Land Tenure (LAT) aims to gather data and assess levels of gender equality in land rights. While this seeks to cover the extent to which legislative (both hard and soft law¹⁷) and judicial systems are able to

addresses customary practice, it is acknowledged to be difficult to integrate into the analysis. The LAT also relies on recommendations from international organizations and development agencies, including the Women's Economic and Legal Empowerment Database for Africa (Women-LEED-Africa Database; the Business, Women and the Law Project (WBL) and the Land Policy Initiative (LPI). This would provide a sound basis for the provisions of women's land rights in statutory law relevant to Indicator 4. Assessments are currently available on the website for 18 countries (FAO, 2014).

Other land tools including women's rights:

A **Monitoring and Evaluation Framework (MEF)** developed by the Land Policy Initiative (LPI) includes a result area on improving women's secure access to land. The assessment is based on a scorecard¹⁸ developed through the International Land Coalition (ILC), LGAF and the Land Matrix. Women's documented land rights is captured in the MEF indicator: *proportion of women with documented land rights (single/co-ownership) who can exercise their rights, which can be recognized by statutory laws or customary tenure that is documented/recorded, capturing data for indicator one* (LPI, 2015).

IFAD produces the **Access to Rural Land** assessment examining institutional, legal and market framework for land including 100 countries annually. This includes a component on access to land for women, indigenous populations and other vulnerable groups. The scoring is conducted by national experts who provide a score from 1 to 5 based on deliberations (see below) (Gap, n.d.). This could feed into an expert assessment of statutory law provisions on women's access to land to

¹⁷ Including the Convention on the Elimination of All Forms of Discrimination against Women, 1979 (CEDAW); the International Covenant on Civil and Political Rights, 1966 (ICCPR); the African Charter on Human and Peoples' Rights, 1981 (ACHPR); the Protocol to the African Charter on Human and Peoples' Rights on the Rights of Women in Africa, 2003 (the Maputo Protocol); the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the context of national food security, 2012 (VGGT).

¹⁸ Evidence to support the scoring includes results achieved by specific projects, programmes or policies; through the performance of various land-related institutions vis-a-vis their prescribed roles, and progress against stated objectives, targets and outcomes as demonstrated in data sourced from ministries and government, civil society (including women's organizations) and research organizations (LPI, 2015).

feed into Indicator 4, however, it does not cover the bundle of rights or women's perceptions of tenure security and the score card mixes statutory provisions with outcomes.

Score	Access to land for women, indigenous populations and other vulnerable groups
5	The law guarantees secure, equal and enforceable land rights to poor men and women
4	Generally secure
3	Frequently vulnerable groups do not enjoy the same access as other poor groups
2	No access or insecure access

VGGT pilot trails in the Western Balkans looking at gender equality in land administration projects, including gender disaggregated data collection, found that significant capacity development and specific technical support are required to ensure that the ideals espoused in the instruments are effectively translated into actionable guidelines for governments, investors, and communities for application (Tonchovska *et al.*, 2015).

7.1.4 POSSIBLE GENDER INCLUSION PLAN (INTO LAND MONITORING) AND ASSOCIATED CHALLENGES

The importance of gender disaggregation and gender land equality indicators is clear, and while a review of existing data sources shows that improvements need to be undertaken from a gender perspective, it is feasible. It will improve data collection on gender along with the quality and validity of data on land more broadly.

GLII indicators and available gender-disaggregated data

Indicator 1: The specific type of documentation required to evidence secure tenure should be country specific and decided by in-country experts. Documentation should include the individual(s) name, whether it is

joint or, separate ownership, or documents evidencing indirect ownership, such as through a marriage or birth certificate, for contexts that provide a legal basis for this under the default marital property regime. Currently, some sources of data examine women's ownership of land, but there is inconsistency in definitions and methodologies that could be improved from a gender perspective. Data sources include LGAF (percentage of land registered in the name of women or jointly), DHS, LSMS, IFAD rural land indicator. The LSMS-ISA pilots and edge are currently testing methods that ask household members on all their plots of land. For each plot of land, they are asked if they have documents, what type of documents and, often, whose names are included in the documents. The list of documents to consider varies by country (ILC with others, 2015).

Indicator 2: There is a strong need for primary data and interviewing women directly for this indicator as it involves the collection of data on women and men's perceptions of their own tenure security. While considerable progress has been made on how to gather this data, only a small number of projects and organizations collect it regularly (ILC with others, 2015). The Women, Business and Law survey asks about perceptions of security, but not from women themselves.

Indicator 4: Indicator 4 is intended to cover how rights are provided for in statutory law, which is currently covered by LAT and Women, Business and Law, but ideally it would also incorporate outcome measures to access how well the law performs in practice, and whether or not it has any real traction in relation to discriminatory social practices in society, within communities, and by land institutions. Priority for GLII will be to emphasise the bundle of rights of these instruments, probing differences if women are able to exercise rights independently or if they need consent, along with perceptions of tenure security for Indicator

4. The work of EDGE and the World Bank indicates multiple areas of potential synergy, with the survey methods being tested with in LSMS. We recommend that EDGE take proper account of land tenure issues and use consistent indicators and concepts as those proposed for Household survey LAND modules.

Women’s experience of land rights in practice for Indicator 4 could be captured with i) analytical and research reports (especially synthetic reviews and meta-evaluations where available); ii) administrative data; iii) potential inclusion of relevant data in land and perception modules of household surveys (main data source for indicators 1 and 2); and iv) inclusion of relevant questions in opinion polls. Specific information required for comparability over time and between countries will require greater alignment of methodologies, sampling and questions between different survey instruments.

Data would need to be aggregated and assessed at the country level for this indicator according to a (possibly weighted) scorecard, similar to the LGAF for example. Expert assessment processes could involve multi-stakeholder platforms, including gender and land specialists and specialist organizations that would report on this. As there are limitations on the representation

of expert panels, possible actions to address this may include quotas for gender and land specialists on assessment panels with possible veto over assessments regarding women’s rights.

One way would be to benchmark “levels” of gender equality in a standardized way, where data can be aggregated and assessed in a cultural and gender sensitive country level multi-stakeholder assessments process. In principle, this could be developed as a four point system to enable more detailed assessment of the balance of levels of land (in) equality faced by women and used to identify and rank priority areas for action. This would need to be developed, validated and accepted if Indicator 4 is to look beyond the legislative and policy framework to provide a combined assessment of the levels of women’s equality based on both perceptions and documentation of different types of rights and covering both formal / statutory and informal / customary sectors. The assessment would be very challenging empirically and there may be better approaches, for example a set of leading questions for national gender experts to respond to linked to a decision tree that helps to determine how key dimensions of gender equality / inequality in relation to women’s land rights in practice could be benchmarked.

TABLE 12: LEVELS OF EQUAL LAND RIGHTS FOR WOMEN

	Use rights		Ownership rights		Control rights		Inheritance rights		Freedom to transact	
	Perceptions	Documentation	Perception	Documentation	Perception	Documentation	Perception	Documentation	Perception	Documentation
Level A = define										
Level B = define										
Level C = define										
Level D = define										

This theoretical model would need to be developed, validated and accepted if Indicator 4 is to look beyond the legislative and policy framework to provide a combined assessment of the levels of women's equality based on both perceptions and documentation of different types of rights and covering formal / statutory and informal / customary sectors. The assessment would be very challenging empirically, and there may be better approaches, for example a set of leading questions for national gender experts to respond to linked to a decision tree that helps to determine how key dimensions of gender equality / inequality in relation to women's land rights in practice could be benchmarked.

For all GLII indicators it is important that the formulation of the design, source of data and disaggregation are gender sensitive. Details on the gender issues for the indicators are provided in table format in Annex F.

Best bets for gender disaggregated data in the long, medium and short term

An important point to emphasize in the generation of good gender disaggregated data is that there is a strong need for primary data and interviewing women directly, in particular women and men's perceptions of their own tenure security require direct discussion with the participant. This implies that household surveys are the best source of data in the **medium-to-long term**, for GLII indicators 2 and 4, which emphasize the experience of women's land tenure. However, it is recognized that there is a range of other data sources that will also need to be drawn on and compliment household data.

It is also important to improve sampling techniques to include interviewing the principle couple (at least) and other members of the household (preferably) on all plots of land, in order to capture differences in land

rights within households. This provides nuanced data that can provide a sound basis for measuring women's land rights over time and comparing between countries, which cannot be achieved through expert assessment. This is suggested as a medium-term objective in order to develop agreement on the refinement of approaches and measurements between stakeholders, aligning with the advanced work of EDGE and LSMS to ensure that they take proper account of land tenure issues and use consistent indicators and concepts as those proposed for household survey LAND modules.

While there are existing logistical and cost constraints with the implementation of household surveys, evidence from WEAI suggests minimal extra cost by interviewing additional household members (Alkire and Samman, 2014). GLII will need to consider how to work with the EDGE project, which already is the most advanced in using and testing gender sensitive methodologies and approaches, in incorporating a more nuanced understanding of land tenure and security that is promoted by GLII in household surveys.

Administrative data is a very important source of information from local to national level that can also provide data for Indicator 1. However, administrative capacity is inconsistent and data sparse among countries (GLTN, 2014; Feasibility Study) and therefore **may be useful in a long-term strategy**. For this reason, the provision of gender disaggregated administrative data is recommended as a longer-term objective. Another constraint is that it is likely to include mainly statutory tenure and exclude other rights to land provided through other sources such as customary and religious sources of land rights. It will also include another complication by requiring administrative systems to capture data at the parcel level for specific individuals within households, instead of at the household level.

In the short term, some data from household surveys, along with global polls and expert assessment to fill in gaps, can be used to provide data with regards to indicators 1, 2 and 4. Data for Indicator 1, on documentation of land ownership, is currently the most readily available from both household surveys and expert assessments. Data for Indicator 2 on perceptions of tenure security is not currently available, except from specific case studies and more localized surveys. Global polls can be an effective strategy, particularly as they are nationally representative at an individual level, again taking into account the need to interview women directly. However, the disadvantage with global polls is that disaggregation is not possible as sample sizes are too small and they often miss the bundle of land rights.

7.2 EQUITY DIMENSIONS

Equity has been one of the core concerns in GLII debates, with reference to the inclusiveness of land policies and practical arrangements for governance and opportunities for all to access land and housing, and to enjoy secure tenure and property rights.

A variety of factors need to be considered in addressing equity, including gender, as discussed in the previous section, household and individual incomes and asset holding, marital status and household structure, land holding size and value, nutritional and food security outcomes, and the extent to which different forms of tenure guarantee security for different income and social groups.

As a result, it would be inappropriate to rely on any single indicator of equity in relation to land, and complex and difficult to construct a composite indicator that could reliably capture the different dimensions in a consistent and comparable way for different countries. GLII therefore proposes that data collection and analysis for all indicators should seek to capture equity dimensions

as far as possible, as a basis for analysis at both country and global levels.

In addition to gender equity dimensions discussed in the previous section, the GLII Working Group and EGM discussions have identified and recommended three key elements for analysis:

- Identification of vulnerable groups, and analysis of the effects of land policies, land tenure programmes, land administration systems and land governance arrangements in general.
- Social inequalities in access to land and the resulting economic opportunities.
- Losses of land rights and the equity significance of trends in relation to landlessness (recognizing that not all people may require secure access to land for productive purposes, but those that do not would nevertheless benefit from secure access to housing and to other forms of property).

The GLII EGM in March 2015 recommended that specific guidelines should be developed for equity analysis, based on methodologies for collection of appropriately disaggregated data. Towards development of these guidelines, each of the three priority equity aspects is discussed briefly below, with reference to potential data sources and relevant approaches for analysis.

i) Identification of vulnerable groups and development of an understanding of how improvements in land governance and land policies may or may not be contributing to more equitable development outcomes.

- To a high degree, equity can be approached by disaggregation of data collected for other land indicators by income group, age group and by gender. This would permit analysis of security of tenure, risks and fear of loss of land rights, incidence and types of land conflicts according

to different tenure categories, and income and gender for both urban and rural areas. The integration of land modules into household surveys and census instruments, as proposed by GLII for indicators 1 and 2 on tenure security (discussed in Chapter 3 of this report), indicators 6, 7 and 8 on land dispute and conflict resolution (see Chapter 4), and the use of data derived from purpose devised surveys on land in a programme / project context, would provide a good basis for such a disaggregated analysis.

- Suitably designed expert and stakeholder-based assessment processes offer a good way of assessing equity questions concerning access to and functioning of land administration services, access to land information, and opportunities for engagement in land-use planning, land development decision making and participation in land management locally. These would need to use both administrative data and data derived from independent research and investigation on these topics. LGAF methodologies already generate a wide range of relevant data on these aspects, as well as providing data relevant to the equity dimensions of tenure security and land disputes and conflicts.
- Analysis of land-use change and the effectiveness of land-use planning should include consideration of the outcomes for people, whether or not vulnerable groups have opportunities to participate, and how they are affected by land-use changes (as discussed in Chapter 6). This element can be included in expert and stakeholder assessment processes, although these are likely to be reliant on specific investigations into this issue and exercises to gather opinion from different communities and locations in countries where the equity dimensions of planning and land development processes are of concern.

As noted in discussing potential indicators under the general heading of Land Administration in Chapter 5, a specific indicator has been suggested to assess the extent of affirmative action for the provision of tenure security, access to land and to land services of different kinds: *extent of affirmative action to promote land access and tenure security of identified vulnerable groups*.

- Such an indicator would require expert assessment involving both government and independent civil society stakeholders, which could be undertaken alongside analysis of the quality and effectiveness of land administration, levels of recognition of different forms of tenure, including where land rights remain undocumented, and levels of gender equality.

ii) An important aspect of equity that can be monitored using existing data sources are social inequalities in access to land and the resulting economic opportunities.

These may be of particular significance in certain countries owing to histories of highly skewed patterns of wealth accumulation and unequal land distribution, and where discriminatory practices are prevalent in land allocation.

- FAO's Agricultural Census data derived from national agricultural censuses includes information on land holding sizes and land concentration (in some cases land values) that can be used to assess the social inclusiveness of land holding patterns. This data is already collected periodically, at approximately 10-year intervals, in different countries and is brought together by FAO for calculation of a Gini index of land concentration.
- Agricultural census data should also enable an analysis of what proportion of farm producers hold land in their own right and what proportion are reliant on other forms of land tenure and access. This can also be supported by household survey data.

- Data on urban land values analysed according to income or wealth status, or urban location could be used in a similar way to assess urban inequalities in relation to land and housing.

iii) Frequency of loss of land rights and the significance of trends in relation to landlessness is another area of specific concern to a variety of GLII constituencies concerned with monitoring the extent to which women and particular social groups may be losing land rights, whether or not compensation is paid and proper consultation procedures are followed. For this, there are three potential data sources:

- As part of land modules in household surveys, extending the questions on perceived security of tenure and land conflicts by asking respondents about involuntary loss of lost land rights within a defined period.
- Administrative data and independent records compiled by civil society organizations concerned with land rights.
- Existing agricultural, urban and other surveys, which identify numbers of rural landless and unlicensed squatters and pavement dwellers in urban areas. Landlessness would need to be carefully defined, however, as not everybody necessarily needs to have secure land rights.

08

LAND MONITORING SCENARIO PLANNING

This chapter explains the broad approaches that can be taken to develop land monitoring according to the different scenarios that countries have in terms of availability of existing land data. The main steps that can be taken and factors to be considered are set out for each scenario using summary boxes, stepwise diagrams and flow charts.

8.1 EXPERT ASSESSMENTS

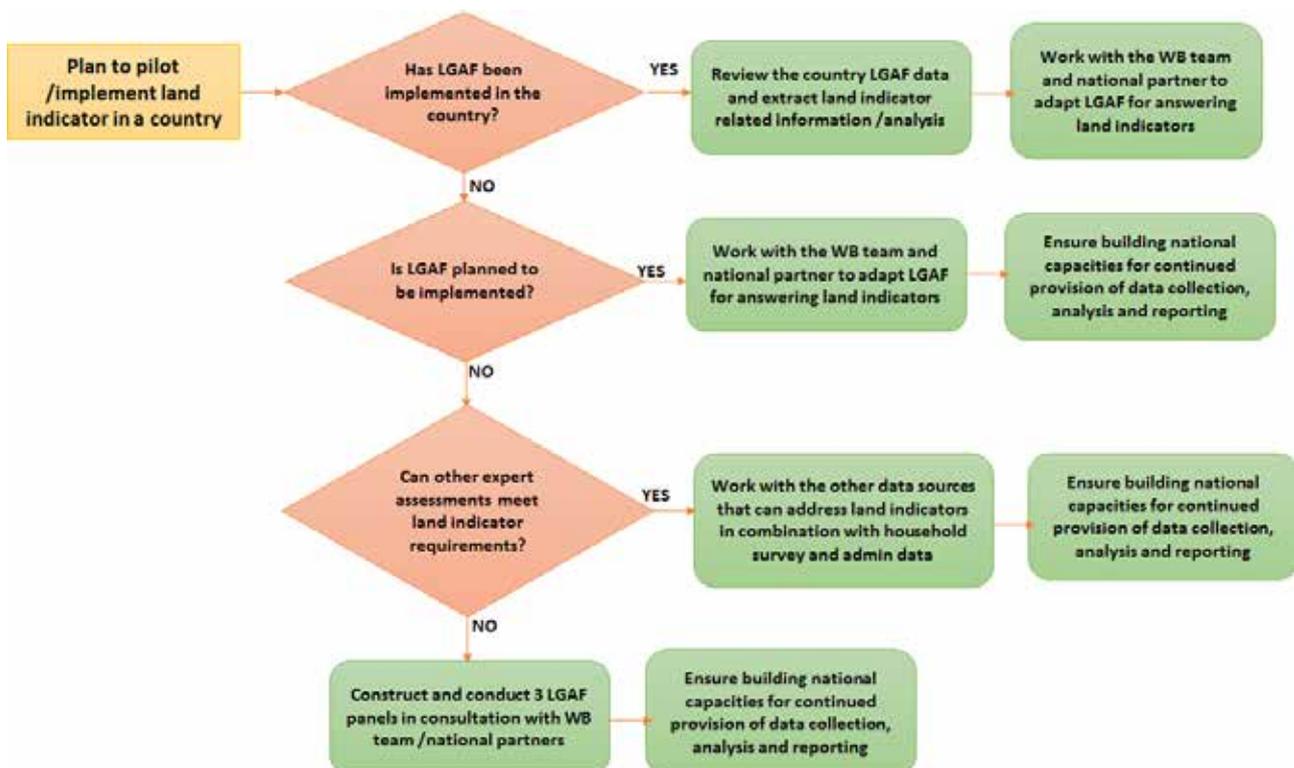
Once a country decides to implement the land indicators (including the SDG indicator on land), then GLII /GLTN and partners can decide to support the country stakeholders to effectively implementing the data collection, analysis and reporting processes. It is at this point, a suggestive process based on the following algorithm can be undertaken:

The process of implementing land indicators will take different path in different countries, depending on the LGAF implementation status.

8.2 ADMINISTRATIVE DATA

The process of reviewing and assessing administrative data in a country is described in section 4.4 (figure 7). The review process will take less time if the similar review has already been undertaken in a country. The national focal point and the stakeholder panel that is constituted should explore whether an audit or review of administrative data in a particular country has been undertaken earlier. This will save time and resources in exploring the existing status and then assessing the state of readiness of administrative data for meeting the data requirements of GLII indicators. The quality

FIGURE 10: PATH TO PROGRESS ON LAND INDICATORS, DECIDED BASED ON COUNTRY SITUATION ON LGAF



of expert assessment is crucially dependent on the availability and quality of administrative data. It is therefore recommended that review and assessment of administrative data in a country is undertaken prior to planning an expert assessment and /or household surveys. This prior assessment will guide the appropriate design of other data sources - expert assessments and household surveys – which are used for ‘filling in the gaps’ as the mainstay of a country land data should be the data provided by the land information system within the country.

8.3 HOUSEHOLD SURVEYS /CENSUSES

As explained in section-3, in a country, different household surveys (DHS, MICS, LSMS, LSMS-ISA, UIS, National population censuses, national level household surveys etc.) are being undertaken at different timeframes. When the GLII processes begins in a country, after having initiated /completed the assessment of administrative data, it is important to understand the different national level household surveys active (being done periodically) in the country. If there are more than one such surveys which exist, then it offers opportunity to GLII national focal point to explore the integration opportunities with them. If such exploration leads to tie up with a particular household survey mechanism, then the integration package, capacity building and other necessary processes for implementing household survey will ensue. If such exploration does not lead to any tie up with specific survey then GLII stakeholders will need to reflect on the need for conducting national /sub-national level purpose-designed survey using the simplified land module /lighter version of the land module. If it is not feasible to conduct specialist land sector survey due to availability of resources (or other reasons), then GLII stakeholders will need to decide and agree on replacement of countries where initial efforts of piloting and scale up are being focussed. The collection of data responding to GLII indicators through household surveys can become a possibility when:

Scenario 1: The sponsor agency of a specific household survey agree to work with GLII platform and partners / other stakeholders

Scenario 2: GLII platform and partners /other stakeholders are able to bring in necessary resources for conducting specialist land survey if scenario 1 is not witnessed

Even if both the scenarios are found infeasible in a particular country, the specific donor projects or programmes can still adopt and implement GLII and partner proposed simplified land module for understanding land tenure security and outcomes of a specific land governance project. Furthermore GLII and partners can collate and synthesise participatory monitoring and evaluation data available in these countries to deduce some understanding of the progress on land tenure security and other land indicators.

8.4 USING COMBINATION OF DATA SOURCES, INCLUDING SDG INDICATOR REPORTING

Given that the country level piloting and reporting processes would require consideration of multiple data sources (as described above), each of which would need proper steering, it is important to consider for GLII stakeholders to constitute a country level stakeholder panel that can be entrusted with the role to facilitate and guide various processes of data collection, analysis and reporting at country level. The panel can be chaired by the land ministries or statistical offices within a country. The secretarial support to the panel can be provide by the country focal point deputised by GLII and partners. The panel will be responsible and provided with resources and capacities to ensure that combination of data sources are utilised in answering the GLII indicators. The panel will prioritise the data collection, analysis and reporting processes on the SDG indicator (GLII headline indicator on land tenure security).



FRAMEWORK FOR COORDINATION DATA ANALYSIS AND REPORTING



The 15 GLII indicators demand different approaches for data collection, reporting and analysis. Primarily three layers of reporting and analysis are envisaged:

- **Country-level reporting by national governments:** This is the main level at which data on GLII indicators can be captured and reported to regional and global level institutions. For example, the countries working within the LPI framework in Africa will be reporting to the LPI secretariat from wherein the land data can get analysed and feed into various global databases (managed by global organizations – World Bank, FAO, UN-Habitat, USAID etc.). Working in an harmonised fashion, GLII and partners will ensure maintenance of and coordination amongst global databases for land sector monitoring, developed to answer the 15 GLII indicators, based primarily on country level reporting (about two-third of GLII indicators will derive data based on country-level reporting).
- The GLII and partners would facilitate and strengthen the process of working together of the national statistical and land administration agencies for meeting the specified data standards. The specific data standards and reporting requirements at the country level will be worked out in the first phase of piloting. The GLII is expected to set up national level stakeholder panel to i) contribute to national level survey design; ii) undertake triangulation with administrative data sets; iii) assessment of complementary sub-indicators for data interpretation; and iv) assist national statistical services in annual reporting. It is expected that initiatives like Partnership in Statistics for Development in twenty-first century (PARIS21), and others by UNSC, WB, FAO, and GLII, will play a critical role in this regard.
- **Country-level reporting assisted by international data initiatives:** Various

international data initiatives are critical in catalysing the processes of country level reporting on many GLII / harmonized indicators. The initiatives like LGAF, LIFI, LPI M&E processes, LAT will generate provide data and perspectives on progress and performance of land policy and programmes in specific contexts, which will assist the countries in not only documenting and reporting but also in developing forward actions based on the periodic diagnostics. The GLII processes (standardization, harmonization, networking platform, piloting and scale up at country and regional levels) will be of benefit to existing data initiatives to gain traction and to streamline country-level reporting and analysis. Collaborations with existing data initiatives are therefore expected to be mutually beneficial and to reinforce or strengthen the movement for global land monitoring.

- **Global monitoring:** The GLII indicators are also amenable to reporting and analysis based on new media (social media, crowd sourcing, big data). This potential needs to be explored further. The GLII, in the near future, intends to set up a working group to assess the potential of new media and big data for monitoring land tenure security and other GLII indicators. The Indicator 5 on indigenous and community land rights can be tracked through global data compilation from country sources and crowd sourcing. Similarly, indicators 14 and 15 on sustainable land-use planning can be secured through use of technology of remote sensing, which can be well-supplemented by country level expert analysis.

As is clear from the above discussion, the GLII databases on 15 indicators can become an important potential source of information for direct and complementary reporting on SDGs, and for sharing and lesson learning for land sector policy and programmes at regional

and national levels. The potential flow of reporting and different levels of analysis in relation to the 15 GLII indicators is set out in Table 9 below. Based on the assessment of the relevant data sources for the different indicators, and the potential for collaboration with ongoing data collection and analysis of initiatives

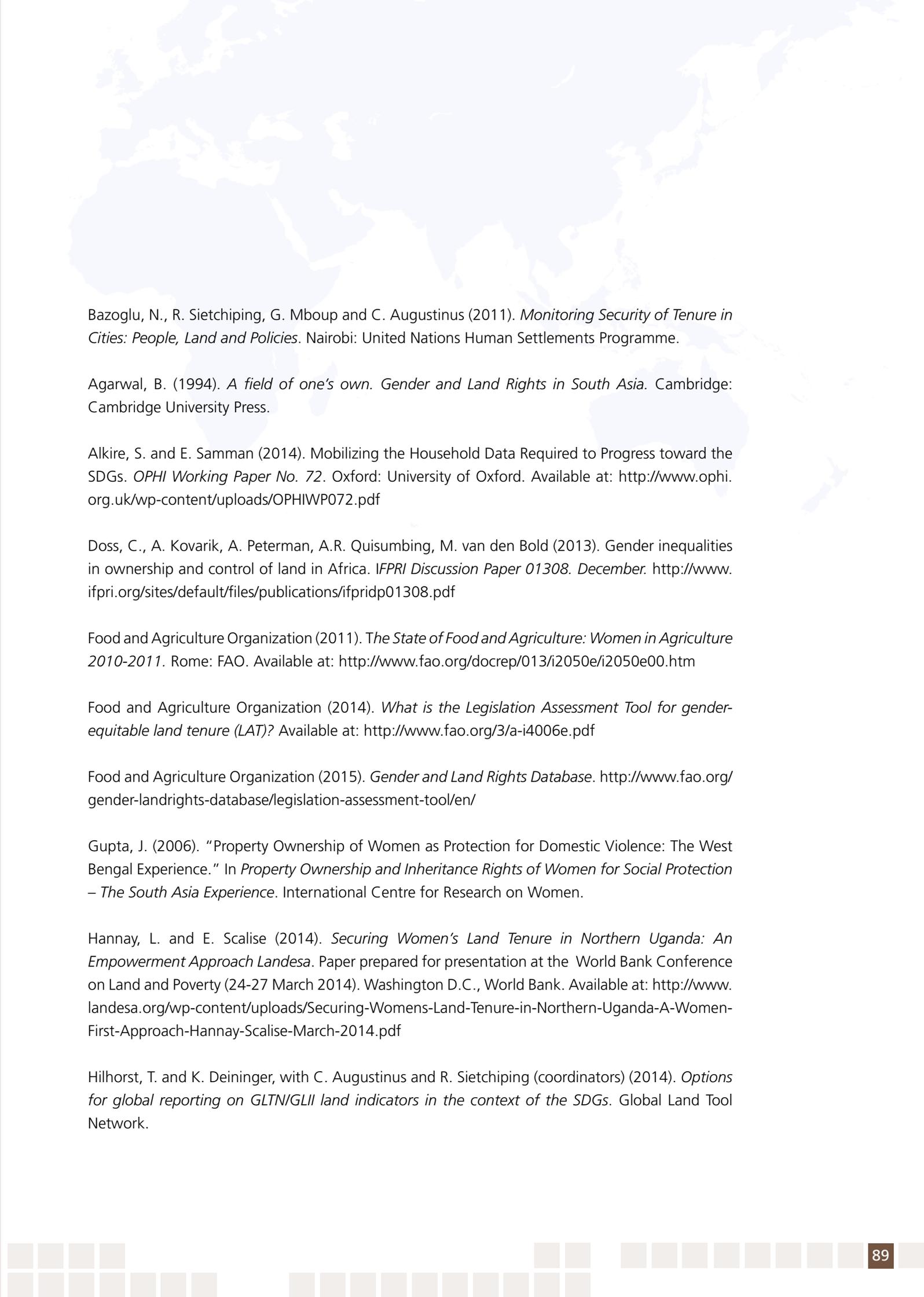
of different kinds, the table divides the indicators into three sets, which we believe will be appropriate for a) country level reporting by governments; b) country-level analysis and reporting assisted by stakeholder engagement and international actors; and c) global-level monitoring.

TABLE 13: FLOW OF REPORTING AND ANALYSIS ON GLII INDICATORS

APPROACH / LEVELS	INDICATORS	DATA SOURCES	COLLABORATING DATA INITIATIVE
A. COUNTRY LEVEL REPORTING BY GOVERNMENTS	1. People with legally recognized and documented land rights (including community-based and indigenous) 2. People's perceived tenure security (including women's land access, control and inheritance rights) 6, 7, 8. Land dispute mechanisms, frequency and resolution	i. Household surveys ii. Administrative data iii. Expert –assisted triangulation	- WB, UN-Habitat: land modules for surveys: LSMS, DHS, MICS, UIS - NSOs, land administration agencies - LPI M&E processes - Land courts and ADR bodies
	11. Land information system coverage 12. Land tax revenues	i. Administrative data ii. Expert analysis & triangulation	Land administration and mapping / survey agencies; revenue authorities
B. COUNTRY LEVEL ANALYSIS AND REPORTING ASSISTED BY INTERNATIONAL PLAYERS AND ENGAGING MULTIPLE STAKEHOLDERS	3. Recognition of multiple tenure systems 4. Equality of women's land rights 13. Land area mapped 8. Land admin quality and effectiveness 9. Land information accessibility 10. Land admin accessibility and relevance	i. Expert and stakeholder assisted analysis using multiple data sources: LGAF ii. Administrative data	WB – LGAF FAO – LAT UN-Habitat – LIFI LPI pilot M&E process National level land and administration agencies
C. GLOBAL MONITORING	5. Indigenous and community land rights	Global data compilation from country sources and crowd sourcing	RRI and related initiatives (Map my Rights?)
	14, 15. Sustainable land use and land-use planning	Remote sensing supplemented by country level expert analysis	Global and national spatial data / remote sensing agencies



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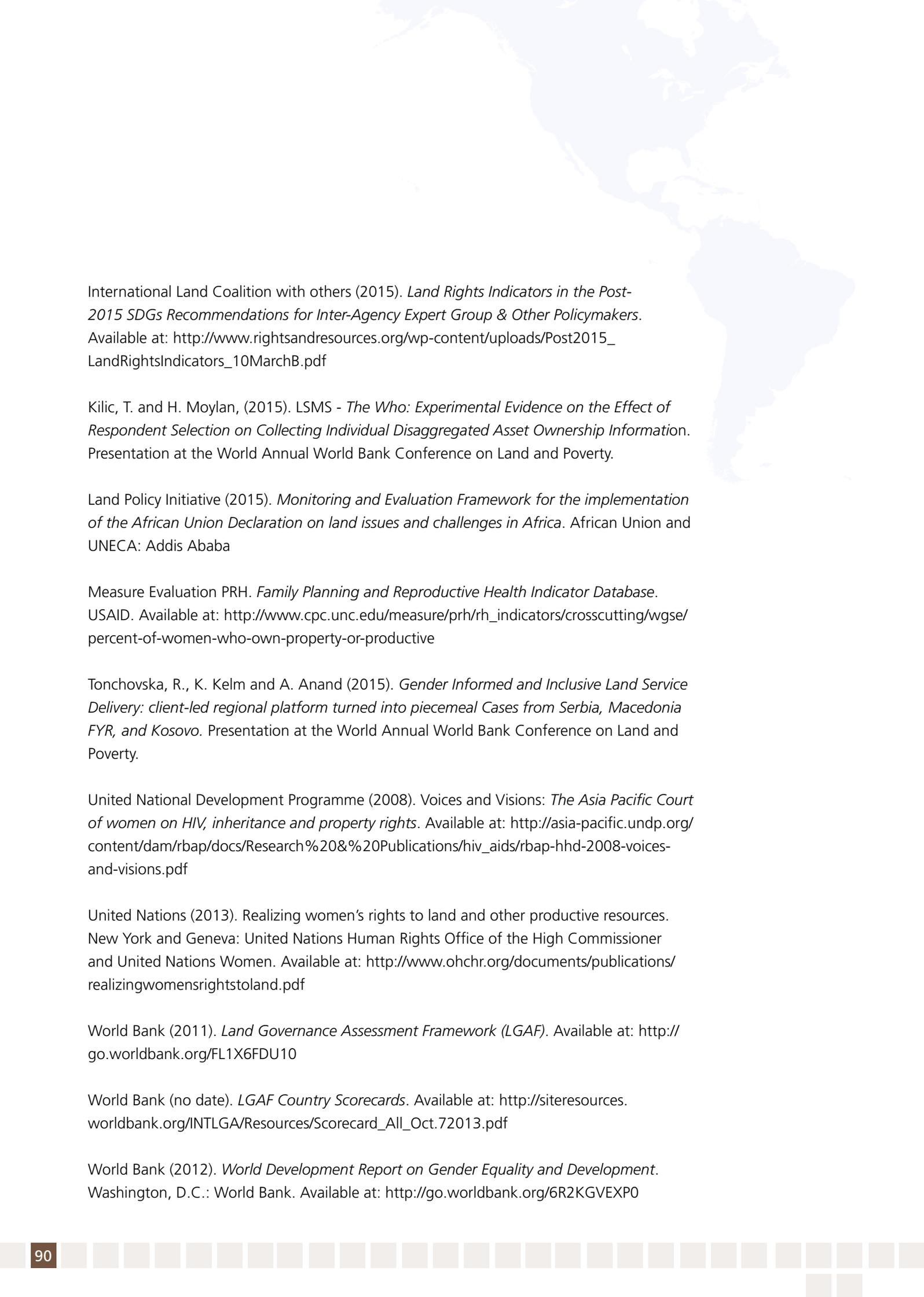
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ANNEXES

ANNEX -1 SIMPLIFIED LAND TENURE MODULE - QUESTIONNAIRE

TYPE OF LAND USE		
Introduction: a paragraph to make the distinction between type primary land use (residential or non-residential)		
PART A: LAND FOR RESIDENTIAL USE		
Introduction: a paragraph to make the distinction between dwelling (property) and plot (land, parcel)		
0. LINE NUMBER OF THE INTERVIEWEE (RESPONDENT) FOR THE HOUSEHOLD LISTING	Line number	
IDENTIFICATION OF THE OWNER OF TENANT OF THE DWELLING (PROPERTY) FOR THE INTERVIEW		
1. DO YOU OR SOMEONE ELSE LIVING IN THIS HOUSEHOLD OWN THIS DWELLING?	Own by myself..... 1 Own by someone else..... 2 Rent by myself 3 Rent by someone else 4	1⇨4
If the response "No", then ask: DO YOU RENT OR SOMEONE ELSE LIVING IN THIS DWELLING FROM SOMEONE NOT LIVING IN THIS HOUSEHOLD?	Other (specify) 6	3⇨23 4⇨23
For other responses, circle "6".		6⇨
2. PLEASE PROVIDE ME WITH THE NAME OF THE PERSON WHO OWNS THIS DWELLING (WRITE THE LINE NUMBER)	Line number of the owner	
3. ASK TO INTERVIEW THE OWNER IF THE OWNER IS ABSENT FOR A LONG DURATION, CONTINUE THE INTERVIEW WITH THE FIRST INTERVIEWER OR SOMEONE ELSE WHO HAS A GOOD KNOWLEDGE OF THE DWELLING IN TERMS OF ACQUISITION AND DOCUMENTATION	Owner 1 Interviewer for the household listing 2 Someone else (line number) 3 & ____	
A-1: Land Tenure Security (Owners):		
4. DOES THIS PROPERTY BELONG TO YOU ONLY (OR TO THE OWNER ONLY IN CASE SOME ELSE IS INTERVIEWED) OR DOES IT BELONG TO YOU AND OTHER MEMBER OF THE HOUSEHOLD?	Owner only..... 1 Owner and spouse..... 2 Owner and siblings 3 Owner and parents 4 Owner and children 5 Other (specify) 6	

<p>5. HOW DID YOU (OR THE OWNER) ACQUIRE THIS HOUSE?</p>	<p>LIST ALL ANSWERS (Coding to be validated with LAND EXPERT)</p> <p>Purchase from private individual or institution 01</p> <p>Purchase from the State 02</p> <p>Exchange for other dwelling 03</p> <p>Exchange for other asset 04</p> <p>Property/land buying cooperative 05</p> <p>Result of adjudication 06</p> <p>Inheritance 07</p> <p>Donation from charitable organization 08</p> <p>Allocated by the State 09</p> <p>Other (specify 88</p>	<p>07⇒5.1</p> <p>08⇒5.1</p> <p>09⇒5.1</p>
<p>5.1. FROM WHOM DID YOU ACQUIRE THIS HOUSE?</p>	<p>LIST ALL ANSWERS (Coding to be validated with LAND EXPERT)</p> <p>Relative of household head 1</p> <p>In-law of household head 2</p> <p>Spouse 3</p> <p>The company where you worked or work 4</p> <p>Other person (non-relative) 5</p> <p>State institution 6</p> <p>Private developer 7</p> <p>NA/None 8</p> <p>Other (specify) 9</p>	
<p>6. DID YOU ACQUIRE A PLOT FIRST AND BUILD ON IT OR DID YOU ACQUIRE THE HOUSE?</p>	<p>Acquire the plot and build on it 1</p> <p>Acquire the house 2</p>	<p>2⇒9</p>
<p>TYPE OF DOCUMENTS RECEIVED WHEN THE PLOT WAS ACQUIRED AND THEREAFTER (QUESTIONS ASKED ONLY FOR THOSE WHO ACQUIRED THE PLOT FIRST AND BUILD ON IT)</p>		
<p>7. DID YOU OFFICIALLY REGISTER THE PURCHASE /EXCHANGE /INHERITANCE OF THIS PROPERTY</p>	<p>Yes 1</p> <p>No 2</p>	<p>1⇒9</p> <p>2⇒14</p>
<p>8. WHEN YOU ACQUIRED THE PLOT, WHAT KIND OF DOCUMENTS DID YOU RECEIVE?</p> <p>ANYTHING ELSE?</p> <p>Record all items mentioned.</p>	<p>LIST ALL ANSWERS (DOCUMENTS) –UIS</p> <p>Title deed A</p> <p>Group title deed B</p> <p>Certificate of occupation (or adjudication certificate) from the State C</p> <p>Purchasing bill D</p> <p>Community-issued certificate E</p> <p>Property tax receipt F</p> <p>Utility bills G</p> <p>Other (specify X</p>	



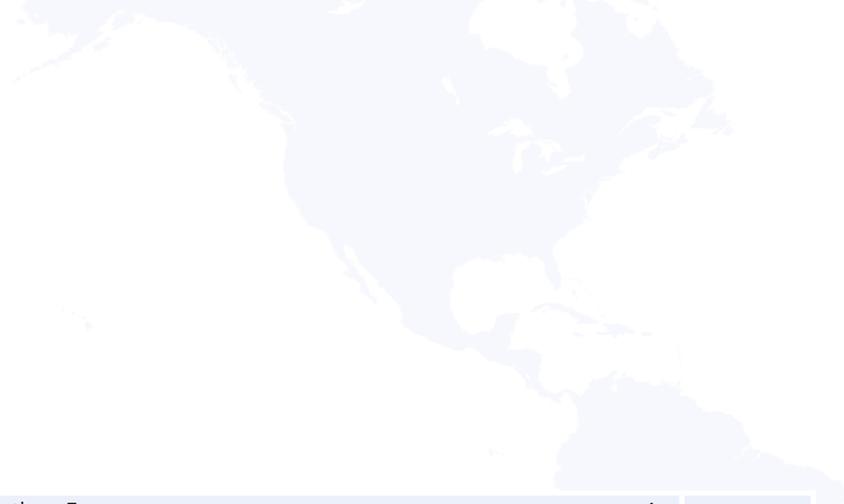
<p>9. HAVE YOU OBTAINED ANY OTHER DOCUMENT SINCE YOU ACQUIRED THIS PLOT?</p> <p>IF YES, WHAT OF KIND OF DOCUMENTS HAD YOU RECEIVED?</p> <p>ANYTHING ELSE?</p> <p>Record all items mentioned.</p>	<p>LIST ALL ANSWERS (DOCUMENTS) –UIS</p> <p>Title deedA</p> <p>Group title deed B</p> <p>Certificate of occupation (or adjudication certificate) from the State C</p> <p>Purchasing billD</p> <p>Community-issued certificate E</p> <p>Property tax receipt F</p> <p>Utility bills..... G</p> <p>Other (specifyX</p>	<p>If No, GO To 15</p>
<p>TYPE OF DOCUMENTS RECEIVED WHEN THE DWELLING WAS ACQUIRED AND THEREAFTER (QUESTIONS ASKED ONLY FOR THOSE WHO ACQUIRED THE DWELLING)</p>		
<p>10. THE TIME YOU ACQUIRED THIS DWELLING, DID YOU RECEIVE FOR THE PLOT WHERE THE DWELLING IS BUILT?</p>	<p>Yes 1</p> <p>No 2</p>	<p>2⇨</p>
<p>11. WHAT TYPE OF DOCUMENT HAVE YOU RECEIVED FOR THE PLOT THIS DWELLING IS BUILT ON?</p>	<p>LIST ALL ANSWERS (DOCUMENTS) –UIS</p> <p>Title deedA</p> <p>Group title deed B</p> <p>Certificate of occupation (or adjudication certificate) from the State C</p> <p>Purchasing billD</p> <p>Community-issued certificate E</p> <p>Property tax receipt F</p> <p>Utility bills..... G</p> <p>Other (specifyX</p>	
<p>12. HAVE YOU OBTAINED ANY OTHER DOCUMENT SINCE YOU ACQUIRED THIS DWELLING?</p>	<p>LIST ALL ANSWERS (DOCUMENTS) –UIS</p> <p>Title deedA</p> <p>Group title deed B</p> <p>Certificate of occupation (or adjudication certificate) from the State C</p> <p>Purchasing billD</p> <p>Community-issued certificate E</p> <p>Property tax receipt F</p> <p>Utility bills..... G</p> <p>Other (specifyX</p>	



<p>13. WHAT TYPE OF DOCUMENT HAVE YOU RECEIVED FOR THE DWELLING ITSELF?</p>	<p>LIST ALL ANSWERS (DOCUMENTS) –UIS</p> <p>Title deedA Group title deed B Certificate of occupation (or adjudication certificate) from the State C Purchasing billD Community-issued certificate E Property tax receipt F Utility bills..... G Other (specifyX</p>	
<p>14. WHICH HOUSEHOLD MEMBERS ARE LISTED IN THE TITLE OR CERTIFICATE?</p> <p>WRITE THE ID CODES OF ALL THE HOUSEHOLD MEMBERS</p>		
<p>15. IS A NON-MEMBER OF YOUR HOUSEHOLD LISTED IN THE TITLE OR CERTIFICATE?</p>	<p>Yes 1 No 2</p>	
<p>16. IF THE ACQUISITION WAS NOT FORMALLY REGISTERED, WHY NOT?</p>	<p>Legally not required 1 Registration fee are too expansive 2 Registration office too far 3 In the process of registration 4 Not available 5 Other (specify 6</p>	
<p>17. DO YOU HAVE TO PAY PROPERTY TAX FOR THIS DWELLING?</p>	<p>Yes 1 No 2 DK 9</p>	
<p>18. HOW MUCH IS THE TOTAL ANNUAL PROPERTY TAX FOR THIS PROPERTY?</p>	<p>In Local currency _____</p>	
<p>QUESTIONS ON EVICTION</p>		
<p>19. DO YOU FEEL SECURE FROM EVICTION FROM THIS DWELLING?</p>	<p>Yes 1 No 2 DK 9</p>	
<p>20. HOW STRONGLY DO YOU FEEL THAT THE AUTHORITIES WOULD PROTECT YOU IF SOMEBODY TRIED TO MAKE YOU LEAVE YOUR PROPERTY?</p>	<p>Very strongly 1 Strongly 2 Neutral 3 Not strongly 4 Not at all 5 Prefer not to reply 9</p>	
<p>21. HAVE YOU EVER BEEN EVICTED FROM YOUR HOME AT ANY TIME DURING THE PAST 5 YEARS?</p>	<p>Yes 1 No 2</p>	



22. HOW LIKELY IS IT THAT IN THE NEXT FIVE YEARS SOMEONE WILL TAKE OVER THE USE OF THIS DWELLING/PROPERTY WITHOUT YOUR PERMISSION?	Very strongly 1 Strongly 2 Neutral 3 Not strongly 4 Not at all 5 Prefer not to reply 9	
A-2: Land Tenure Security (Renters /Tenants):		
23. FROM WHOM DID YOU OR SOMEONE IN THE HOUSEHOLD RENT THIS HOUSE?	Relative 1 Friend 2 Other household 3 Private organization 4 Local authority / Government 5 Other (specify) 88	
24. DO YOU OR SOMEONE IN THE HOUSEHOLD HAVE ANY DOCUMENTATION OR RENTAL AGREEMENT OF THIS HOUSE?	Yes 1 No 2 DK 9	
25. WHAT KIND OF DOCUMENT OR RENTAL /LEASE AGREEMENT DO YOU HAVE FOR THE RENTAL OF THIS DWELLING?	Registered lease/rental agreement 1 Lease/rental agreement (not registered) 2 Informal agreement (written) 3 Verbal agreement (no document) 4 Occupied rent free With knowledge of the owner 5 Without knowledge of the owner 6 Other document (specify) 7	
26. HOW MUCH DID YOU PAY AS RENT IN LAST 12 MONTHS?	In Local currency:	
27. DO YOU FEEL SECURE FROM EVICTION FROM THIS DWELLING?	Yes 1 No 2 DK 9	
28. HOW STRONGLY DO YOU FEEL THAT THE AUTHORITIES WOULD PROTECT YOU IF SOMEBODY TRIED TO MAKE YOU LEAVE YOUR PROPERTY?	Very strongly 1 Strongly 2 Neutral 3 Not strongly 4 Not at all 5 Prefer not to reply 9	
29. HAVE YOU EVER BEEN EVICTED FROM YOUR HOME AT ANY TIME DURING THE PAST 5 YEARS?	Yes 1 No 2	
30. HOW LIKELY IS IT THAT IN THE NEXT FIVE YEARS SOMEONE WILL RESTRICT YOU FROM THE USE OF THIS DWELLING/PROPERTY?	Very likely 1 Likely 2 Neutral 3 Somewhat unlikely 4 Very unlikely 5 Prefer not to reply 9	



31. FOR HOW LONG HAVE YOU BEEN LIVING CONTINUOUSLY IN THIS HOUSE?	Less than 5 years	1	
	5-10 years	2	
	More than 10 years	3	
32. PRIOR TO LIVING IN THIS HOUSE, WERE YOU RENTING OR LIVING IN YOUR OWN HOUSE?	Own/long term lease	1	
	Rent	2	
	Provided rent free with knowledge of the owner.....	3	
	Provided rent free without the knowledge of the owner	4	
33. WHAT IS THE MAIN REASON FOR LEAVING YOUR PREVIOUS HOUSE TO SETTLE IN THIS HOUSE?	Rent expensive.....	1	
	Purchased a house	2	
	Built own house	3	
	Changed place of work	4	
	Insecurity	5	
	Family.....	6	
	Would like to change	7	
	Evicted/was not paying rent	8	
Other (specify).....	9		

A-3: Women Land Tenure Security: Land for residential use

Introduction: a paragraph to make the distinction between dwelling (property) and plot (land, parcel)

34. LINE NUMBER OF THE ELIGIBLE WOMEN TO BE INTERVIEWED	Line number	
---	-------------------	--

IDENTIFICATION OF THE OWNER OF TENANT OF THE DWELLING (PROPERTY) FOR THE INTERVIEW

35. DO YOU OR SOMEONE ELSE LIVING IN THIS HOUSEHOLD OWN THIS DWELLING? If the response "No", then ask: DO YOU RENT OR SOMEONE ELSE LIVING IN THIS DWELLING FROM SOMEONE NOT LIVING IN THIS HOUSEHOLD? For other responses, circle "6".	Own by myself.....	1	1⇨
	Own by someone else.....	2	
	Rent by myself	3	3⇨
	Rent by someone else	4	4⇨
	Other (specify)	6	6⇨

Land Tenure Security (Owners):

36. DOES THIS PROPERTY BELONG TO YOU ONLY (OR TO THE OWNER ONLY) OR DOES IT BELONG TO YOU AND OTHER MEMBER OF THE HOUSEHOLD?	Owner only.....	1	
	Owner and spouse.....	2	
	Owner and siblings	3	
	Owner and parents	4	
	Owner and children	5	
	Other (specify)	6	



<p>37. HOW DID YOU (OR THE OWNER) ACQUIRE THIS DWELLING?</p>	<p>LIST ALL ANSWERS (Coding to be validated with LAND EXPERT)</p> <p>Purchase from private individual or institution..01</p> <p>Purchase from the State02</p> <p>Exchange for other dwelling03</p> <p>Exchange for other asset04</p> <p>Property/land buying cooperative05</p> <p>Result of adjudication06</p> <p>Inheritance.....07</p> <p>Donation from charitable organization08</p> <p>Allocated by the State09</p> <p>Other (specify88</p>	
<p>38. DID YOU ACQUIRE A PLOT FIRST AND BUILD ON IT OR DID YOU ACQUIRE THE DWELLING?</p>	<p>Acquire the plot and build on it 1</p> <p>Acquire the dwelling 2</p>	
<p>TYPE OF DOCUMENTS RECEIVED WHEN THE PLOT WAS ACQUIRED AND THEREAFTER (QUESTIONS ASKED ONLY FOR THOSE WHO ACQUIRED THE PLOT FIRST AND BUILD ON IT)</p>		
<p>39. DID YOU OFFICIALLY REGISTER THE PURCHASE /EXCHANGE /INHERITANCE OF THIS PROPERTY</p>	<p>Yes 1</p> <p>No2</p>	
<p>40. WHEN YOU ACQUIRED THE PLOT, WHAT KIND OF DOCUMENTS DID YOU RECEIVE?</p> <p>ANYTHING ELSE?</p> <p>Record all items mentioned.</p>	<p>LIST ALL ANSWERS (DOCUMENTS) –UIS</p> <p>Title deedA</p> <p>Group title deedB</p> <p>Certificate of occupation (or adjudication certificate) from the StateC</p> <p>Purchasing billD</p> <p>Community-issued certificateE</p> <p>Property tax receiptF</p> <p>Utility billsG</p> <p>Other (specifyX</p>	
<p>41. HAVE YOU EVER INHERITED ANY DWELLING/ PROPERTY?</p>	<p>Yes 1</p> <p>No 2</p> <p>DK.....9</p>	
<p>42. WHO IS TRADITIONALLY ALLOWED TO INHERIT DWELLING /PROPERTY OR OTHER ASSETS IN YOUR COMMUNITY IN WHICH YOU ARE RESIDING?</p> <p>RECORD ALL ITEMS MENTIONED.</p>	<p>All family members1</p> <p>Male family members only2</p> <p>Female family members only3</p> <p>Other (specify)4</p>	



43. If a woman has a disagreement over her dwelling /property, where can she go for help resolving this disagreement?	Arbitration by clan /elders.....	1	
	Social court.....	2	
	LC Court.....	3	
	Magistrate.....	4	
	Tried to sort it out within family	5	
	Local administration.....	6	
	Other (specify)	9	
A-4: Land Disputes and Resolution:			
44. HAVE YOU EVER HAD A CONFLICT/ DISPUTE ON THIS HOUSE YOU ARE CURRENTLY LIVING IN?	Yes	1	
	No	2	
45. DID THE CONFLICT/DISPUTE OCCUR ON THE HOUSE ITSELF OR ON THE PLOT?	House.....	1	
	Plot.....	2	
	House/Plot	3	
46. WITH WHOM DID YOU HAVE CONFLICT/ DISPUTE ON THE HOUSE/PLOT?	Within Family.....	1	
	With relatives.....	2	
	Other private individuals	3	
	With local government.....	4	
	Other (specify).....	9	
47. WHAT WAS THE CONFLICT/DISPUTE ABOUT?	Boundary dispute.....	1	
	Ownership: inheritance related	2	
	Ownership: sales related	3	
	Ownership: expropriation.....	4	
	Ownership: other.....	5	
	Rental related	6	
48. IN WHICH YEAR DID THE MOST RECENT DISPUTE OR DISAGREEMENT START?	YEAR:		
49. FOR HOW MANY HOUSES/PLOTS HAVE YOU EVER HAD CONFLICTS/DISPUTE?			
50. WHERE DID YOU GO FIRST FOR ARBITRATION TO RESOLVE THE MOST RECENT DISPUTE OR DISAGREEMENT?	Nowhere.....	1	
	Clan/elder.....	2	
	Neighbors.....	3	
	LC Court.....	4	
	Magistrate.....	5	
	Tried to sort it out ourselves	6	
	Other (specify)	9	
51. WHY DID YOU CHOOSE THIS LEVEL/ OFFICE	Most responsive.....	1	
	Easily accessible.....	2	
	More knowledgeable.....	3	
	Protocol dictates.....	4	
	Was preferred /advised.....	5	
	Less costly.....	6	
	Other (specify).....	9	
52. REGARDING THIS HOUSE YOU ARE LIVING IN WAS THE CONFLICT/DISPUTE SETTLED?	Yes	1	
	No	2	



53. IN WHICH YEAR DID THE DISPUTE OR DISAGREEMENT END?	Year:	
54. WHO RESOLVED THE MOST RECENT DISPUTE OR DISAGREEMENT?	Clan/elder.....1 Neighbors.....2 LC Court.....3 Magistrate.....4 Tried to sort it out ourselves.....5 Pending.....6 Other (specify).....9	
55. HOW SATISFIED WERE YOU WITH THE RESOLUTION?	Very satisfied.....1 Satisfied.....2 Neutral.....3 Dissatisfied.....4 Very dissatisfied.....5 Prefer not to respond.....9	
56. HOW MUCH HAS/HAD THE HOUSEHOLD SPENT IN SOLVING THE MOST RECENT DISPUTE OR DISAGREEMENT ON THIS PLOT OR LAND?	In local currency:	

PART B: LAND FOR AGRICULTURE USE

0. LINE NUMBER OF THE INTERVIEWER FOR THE HOUSEHOLD LISTING	Line number	
IDENTIFICATION OF THE AGRICULTURE LAND HOLDING		
1. PLEASE PROVIDE AGRICULTURE LAND DETAILS OF THE HOUSEHOLD (LAST AGRICULTURE SEASON)? SPECIFY THE LAND IN HA. (CONVERSION TAKEN AUTOMATICALLY FROM OTHER UNIT OF MEASUREMENT IF TABLET BASED DATA COLLECTION IS BEING DONE) TOTAL CULTIVABLE LAND = (A + B) - (C + D)	A. Own Land _____ B. Land leased in /rented in/borrowed in parcels _____ C. Land leased out /rented out in parcels _____ D. Barren land _____	A4 B⇒34 C⇒45
2. PLEASE PROVIDE ME WITH THE NAME OF THE PERSON WHO OWNS THE MAJORITY OF THE LAND(WRITE THE LINE NUMBER)	Line number of the owner	
3. ASK TO INTERVIEW THE OWNER IF THE OWNER IS ABSENT FOR A LONG DURATION, CONTINUE THE INTERVIEW WITH THE FIRST INTERVIEWER OR SOMEONE ELSE WHO HAS A GOOD KNOWLEDGE OF THE AGRICULTURE LAND IN TERMS OF ACQUISITION AND DOCUMENTATION	Owner 1 First interviewer 2 Someone else (line number 3 &__	

B-1: Land owned and farmed by the Household:

4. DOES THIS LAND BELONG TO YOU ONLY (OR TO THE OWNER ONLY) OR DOES IT BELONG TO YOU AND OTHER MEMBER OF THE HOUSEHOLD?	Owner only	1	
	Owner and spouse	2	
	Owner and siblings	3	
	Owner and parents	4	
	Owner and children	5	
	Other (specify)	6	
5. HOW DID YOU (OR THE OWNER) ACQUIRE THIS LAND?	LIST ALL ANSWERS (Coding to be validated with LAND EXPERT)		
	Purchase from private individual or institution	1	
	Purchase from the State	2	
	Exchange for other land	3	
	Exchange for other asset	4	
	Property/land buying cooperative	5	
	Result of adjudication	6	
	Inheritance	7	
	Donation from charitable organization	8	
Allocated by the State	9	07⇒5.1	
Other (specify)	88	08⇒5.1 09⇒5.1	
5.1. FROM WHOM DID YOU ACQUIRE THIS PROPERTY?	LIST ALL ANSWERS (Coding to be validated with LAND EXPERT)		
	Relative of household head	1	
	In-law of household head	2	
	Spouse	3	
	The company where you worked or work	4	
	Other person (non-relative)	5	
	State institution	6	
	Private developer	7	
	NA/None	8	
Other (specify)	9		
TYPE OF DOCUMENTS RECEIVED WHEN THE PLOT WAS ACQUIRED AND THEREAFTER			
6. DID YOU OFFICIALLY REGISTER THE PURCHASE /EXCHANGE /INHERITANCE OF THIS PROPERTY	Yes	1	1⇒9
	No	2	2⇒11
7. WHEN YOU ACQUIRED THE PLOT, WHAT KIND OF DOCUMENTS DID YOU RECEIVE? ANYTHING ELSE? Record all items mentioned.	LIST ALL ANSWERS (DOCUMENTS) –to be checked with land professionals /customised to a specific country		
	Title deed	A	
	Group title deed	B	
	Certificate of occupation (or adjudication certificate)		
	from the State	C	
	Purchasing bill	D	
	Community-issued certificate	E	
	Property tax receipt	F	
	Utility bills	G	
Other (specify)	X		



<p>8. HAVE YOU OBTAINED ANY OTHER DOCUMENT SINCE YOU ACQUIRED THIS PLOT?</p> <p>IF YES, WHAT OF KIND OF DOCUMENTS HAD YOU RECEIVED?</p> <p>ANYTHING ELSE?</p> <p>Record all items mentioned.</p>	<p>LIST ALL ANSWERS (DOCUMENTS) – to be checked with land professionals /customised to a specific country</p> <p>Title deedA</p> <p>Group title deed B</p> <p>Certificate of occupation (or adjudication certificate) from the State C</p> <p>Purchasing billD</p> <p>Community-issued certificate E</p> <p>Property tax receipt F</p> <p>Utility bills G</p> <p>Other (specifyX</p>	<p>If No, GO To 15</p>
<p>9. WHICH HOUSEHOLD MEMBERS ARE LISTED IN THE TITLE OR CERTIFICATE? WRITE THE ID CODES OF ALL THE HOUSEHOLD MEMBERS</p>		
<p>10. IS A NON-MEMBER OF YOUR HOUSEHOLD LISTED IN THE TITLE OR CERTIFICATE?</p>	<p>Yes 1</p> <p>No 2</p>	
<p>11. IF THE ACQUISITION WAS NOT FORMALLY REGISTERED, WHY NOT?</p>	<p>Legally not required 1</p> <p>Registration fee are too expansive 2</p> <p>Registration office too far 3</p> <p>In the process of registration 4</p> <p>Not available 5</p> <p>Other (specify 6</p>	
<p>12. DO YOU HAVE TO PAY ANY TAX FOR THIS LAND?</p>	<p>Yes 1</p> <p>No 2</p> <p>DK 9</p>	
<p>13. HOW MUCH IS THE TOTAL ANNUAL TAX PAID FOR THIS LAND?</p>	<p>In Local currency _____</p>	
<p>QUESTIONS ON EVICTION</p>		
<p>14. WHAT IS THE LIKELIHOOD THAT YOU WILL LOSE THIS PLOT IF YOU LEAVE IT EMPTY /FALLOW FOR SEVERAL MONTHS?</p>	<p>Not at all likely 1</p> <p>Somewhat likely 2</p> <p>Likely 3</p> <p>Very likely 4</p> <p>Certainly, for sure 5</p> <p>Prefer not to reply 9</p>	
<p>15. DO YOU FEEL SECURE FROM DIS-POSSESSION /EVICTION FROM THIS LAND?</p>	<p>Yes 1</p> <p>No 2</p> <p>DK 9</p>	
<p>16. HOW STRONGLY DO YOU FEEL THAT THE AUTHORITIES WOULD PROTECT YOU IF SOMEBODY TRIED TO MAKE YOU LEAVE YOUR LAND?</p>	<p>Very strongly 1</p> <p>Strongly 2</p> <p>Neutral 3</p> <p>Not strongly 4</p> <p>Not at all 5</p> <p>Prefer not to reply 9</p>	
<p>17. HAVE YOU EVER BEEN EVICTED FROM YOUR LAND AT ANY TIME DURING THE PAST 5 YEARS?</p>	<p>Yes 1</p> <p>No 2</p>	



18. HOW LIKELY IS IT THAT IN THE NEXT FIVE YEARS SOMEONE WILL TAKE OVER THE USE OF THIS LAND WITHOUT YOUR PERMISSION?	Very likely 1 Likely..... 2 Neutral..... 3 Somewhat unlikely 4 Very unlikely..... 5 Prefer not to reply 9	
QUESTIONS ON LAND DISPUTES AND RESOLUTION		
19. HAVE YOU EVER HAD A CONFLICT/ DISPUTE ON THIS LAND YOU ARE CURRENTLY FARMING?	Yes 1 No..... 2	
20. DID THE CONFLICT/DISPUTE OCCUR ON THE WHOLE LAND OR A PARTICULAR PLOT/S?	Whole land..... 1 A particular Plot..... 2 More than one plot on this land 3	
21. WITH WHOM DID YOU HAVE CONFLICT/DISPUTE ON THE LAND/PLOT?	Within Family 1 With relatives 2 Other private individuals..... 3 With local government 4 Other (specify) 9	
22. WHAT WAS THE CONFLICT/DISPUTE ABOUT?	Boundary dispute 1 Ownership: inheritance related 2 Ownership: sales related..... 3 Ownership: expropriation 4 Ownership: other 5 Rental related 6 Other (specify) 9	
23. IN WHICH YEAR DID THE MOST RECENT DISPUTE OR DISAGREEMENT START?	YEAR:	
24. FOR HOW MANY PLOTS HAVE YOU EVER HAD CONFLICTS/DISPUTE?		
25. WHERE DID YOU GO FIRST FOR ARBITRATION TO RESOLVE THE MOST RECENT DISPUTE OR DISAGREEMENT?	Nowhere 1 Clan/elder..... 2 Neighbors..... 3 LC Court 4 Magistrate..... 5 Tried to sort it out ourselves..... 6 Other (specify) 9	
26. WHY DID YOU CHOOSE THIS LEVEL/ OFFICE	Most responsive 1 Easily accessible 2 More knowledgeable..... 3 Protocol dictates..... 4 Was preferred /advised 5 Less costly 6 Other (specify) 9	



27. REGARDING THIS HOUSE YOU ARE LIVING IN WAS THE CONFLICT/DISPUTE SETTLED?	Yes 1 No..... 2	
28. IN WHICH YEAR DID THE DISPUTE OR DISAGREEMENT END?	Year:	
29. WHO RESOLVED THE MOST RECENT DISPUTE OR DISAGREEMENT?	Clan/elder..... 1 Neighbors..... 2 LC Court 3 Magistrate..... 4 Tried to sort it out ourselves..... 5 Pending..... 6 Other (specify) 9	
30. HOW SATISFIED WERE YOU WITH THE RESOLUTION?	Very satisfied 1 Satisfied 2 Neutral 3 Dissatisfied 4 Very dissatisfied 5 Prefer not to respond 9	
31. HOW MUCH HAS/HAD THE HOUSEHOLD SPENT IN SOLVING THE MOST RECENT DISPUTE OR DISAGREEMENT ON THIS PLOT OR LAND?	In local currency:	
B-2: Agriculture Land holding – Rented in or borrowed in:		
32. FROM WHOM DID YOU OR SOMEONE IN THE HOUSEHOLD RENT THIS LAND?	Relative 1 Friend..... 2 Other farmers..... 3 Private organization..... 4 Local authority / Government 5 Other (specify) 88	
33. WHAT KIND OF CONTRACTUAL AGREEMENT DID YOU MAKE WITH THE LANDLORD?	Written..... 1 Oral..... 2	
34. IS IT REGISTERED?	Yes 1 No..... 2	
35. WHAT KIND OF DOCUMENT OR RENTAL /LEASE AGREEMENT DO YOU HAVE FOR THE RENTAL OF THIS DWELLING?	Registered lease/rental agreement 1 Lease/rental agreement (not registered) 2 Informal agreement (written) 3 Verbal agreement (no document) 4 Occupied rent free With knowledge of the owner 5 Without knowledge of the owner 6 Other document (specify) 9	

36. DURING THE LAST TWO CROPPING SEASON WHAT KIND OF ARRANGEMENT WAS MADE WITH THE OWNER OF THE LAND FOR YOU TO USE IT?	Fixed rental..... 1 Share crop..... 2 No payment 3 Exchange of this plot for another 4 Other (specify) 9	
37. WHAT SHARE OF THE OUTPUT IS GIVEN TO THE LANDLORD?	Write percentage:	
38. HOW MUCH RENT DID YOU OR WILL YOU GIVE IN CASH OR IN-KIND (EXCLUDING LABOUR SERVICES) FOR THE USE OF THIS LAND DURING LAST TWO CROPPING SEASON?	Estimated cash value (in local currency):	
39. DO YOU FEEL SECURE FROM EVICTION FROM THIS DWELLING?	Yes 1 No..... 2 DK..... 9	
40. HOW STRONGLY DO YOU FEEL THAT THE AUTHORITIES WOULD PROTECT YOU IF SOMEBODY TRIED TO MAKE YOU LEAVE YOUR PROPERTY?	Very strongly 1 Strongly 2 Neutral..... 3 Not strongly 4 Not at all 5 Prefer not to reply 9	
41. HAVE YOU EVER BEEN EVICTED FROM YOUR LEASED LAND AT ANY TIME DURING THE PAST 5 YEARS?	Yes 1 No..... 2	
42. HOW LIKELY IS IT THAT IN THE NEXT FIVE YEARS SOMEONE WILL RESTRICT YOU FROM THE USE OF THIS LAND?	Very likely 1 Likely..... 2 Neutral..... 3 Somewhat unlikely 4 Very unlikely..... 5 Prefer not to reply 9	
B-3: Agriculture Land holding – Rented out or lent out:		
43. WITH WHOM DID YOU OR SOMEONE IN THE HOUSEHOLD RENT OUT THIS LAND?	Relative 1 Friend..... 2 Other farmers..... 3 Private organization..... 4 Local authority / Government 5 Other (specify) B88	
44. WHAT KIND OF CONTRACTUAL AGREEMENT DID YOU MAKE WITH THE TENANT?	Written..... 1 Oral..... 2	
45. IS IT REGISTERED?	Yes 1 No..... 2	
46. WHAT KIND OF DOCUMENT OR RENTAL /LEASE AGREEMENT DO YOU HAVE FOR THE RENTAL OF THIS DWELLING?	Registered lease/rental agreement 1 Lease/rental agreement (not registered) 2 Informal agreement (written) 3 Verbal agreement (no document) 4 Occupied rent free With knowledge of the owner 5 Without knowledge of the owner 6 Other document (specify) 9	



47. DURING THE LAST TWO CROPPING SEASON WHAT KIND OF ARRANGEMENT WAS MADE WITH THE FOR ALLOWING THE TENANT TO USE YOUR LAND?	Fixed rental.....	1		
	Share crop.....	2		
	No payment	3		
	Exchange of this plot for another	4		
	Other (specify)	9		
48. WHAT SHARE OF THE OUTPUT IS GIVEN TO YOU?	Write percentage:			
49. HOW MUCH RENT DID YOU RECEIVED IN CASH OR IN-KIND (EXCLUDING LABOUR SERVICES) FOR THE USE OF THIS LAND BY THE TENANT DURING LAST TWO CROPPING SEASON?	Estimated cash value (in local currency):			
B-4: Women Land Tenure Security: Land for agriculture use				
Introduction: a paragraph to make the distinction between dwelling (property) and plot (land, parcel)				
50. LINE NUMBER OF THE ELIGIBLE WOMEN TO BE INTERVIEWED	Line number			
IDENTIFICATION OF THE OWNER OF TENANT OF THE DWELLING (PROPERTY) FOR THE INTERVIEW				
51. DO YOU OR SOMEONE ELSE LIVING IN THIS HOUSEHOLD OWN THE AGRICULTURE LAND	Own by myself	1	1⇒	
	Own by someone else	2	2⇒	
	Other (specify)	6		
If the response "No", then ask: DO YOU RENT OR SOMEONE ELSE LIVING IN THIS DWELLING FROM SOMEONE NOT LIVING IN THIS HOUSEHOLD?				
For other responses, circle "6".				
Land Tenure Security (Owners):				
52. DOES THIS AGRICULTURE LAND BELONG TO YOU ONLY (OR TO THE OWNER ONLY) OR DOES IT BELONG TO YOU AND OTHER MEMBER OF THE HOUSEHOLD?	Owner only	1		
	Owner and spouse	2		
	Owner and siblings.....	3		
	Owner and parents.....	4		
	Owner and children.....	5		
	Other (specify).....	6		
53. HOW DID YOU (OR THE OWNER) ACQUIRE THIS LAND?	LIST ALL ANSWERS (Coding to be validated with LAND EXPERT)			
	Purchase from private individual or institution.....	1		
	Purchase from the State	2		
	Exchange for other land	3		
	Exchange for other asset	4		
	Property/land buying cooperative.....	5		
	Result of adjudication	6		
	Inheritance	7		
	Donation from charitable organization	8		
	Allocated by the State	9		
	Other (specify).....	88		
	TYPE OF DOCUMENTS RECEIVED WHEN THE PLOT WAS ACQUIRED AND THEREAFTER			
	54. DID YOU OFFICIALLY REGISTER THE PURCHASE /EXCHANGE /INHERITANCE OF THIS LAND	Yes	1	
No.....		2		



<p>55. WHEN YOU ACQUIRED THE PLOT, WHAT KIND OF DOCUMENTS DID YOU RECEIVE?</p> <p>ANYTHING ELSE?</p> <p>Record all items mentioned.</p>	<p>LIST ALL ANSWERS (DOCUMENTS) –UIS</p> <p>Title deed A</p> <p>Group title deed..... B</p> <p>Certificate of occupation (or adjudication certificate) from the State C</p> <p>Purchasing bill D</p> <p>Community-issued certificate E</p> <p>Property tax receipt F</p> <p>Utility bills..... G</p> <p>Other (specify)..... X</p>	
<p>56. HAVE YOU EVER INHERITED ANY AGRICULTURE LAND?</p>	<p>Yes 1</p> <p>No..... 2</p> <p>DK..... 9</p>	
<p>57. WHO IS TRADITIONALLY ALLOWED TO INHERIT AGRICULTURE LAND OR OTHER ASSETS IN YOUR COMMUNITY IN WHICH YOU ARE RESIDING?</p> <p>Record all items mentioned.</p>	<p>All family members 1</p> <p>Male family members only 2</p> <p>Female family members only 3</p> <p>Other (specify) 4</p>	
<p>58. If a woman has a disagreement over her Agriculture land, where can she go for help resolving this disagreement?</p>	<p>Arbitration by clan /elders..... 1</p> <p>Social court 2</p> <p>LC Court 3</p> <p>Magistrate..... 4</p> <p>Tried to sort it out within family..... 5</p> <p>Local administration 6</p> <p>Other (specify)..... 9</p>	

ANNEX-2: USER MANUAL /INSTRUCTIONS FOR FIELD INVESTIGATORS

Important notes – the user manual /instructions are given as a SAMPLE. This has not been detailed out fully, explaining each and every question and associated definition based clarity on the terms being used. The simplified land tenure module or a version of it produced by World Bank is expected to go through many changes based on feedback from the wider-consultative processes. The full detailed instructions /user manual will need to be developed based on the finalised instrument for piloting. The instrument is expected to undergo further revisions based on pilot country experiences. Therefore the user manual will need continuous revisions and updates to keep the document live and relevant to the needs of the users. The definitions of the terms used (refer to definitions / statements given in italics which describe the meaning of the terms used in specific questions) alongside the in the questionnaire are taken from the GLII /GLTN document prepared by Dr. Alain Durand-Lasserve and Dr. Julian Quan of Natural Resources Institute.

User Manual /Instructions

to the Field Investigators on conducting a household survey using the simplified land module /lighter version of the land module.

Start this part of the interview by asking the following question: I WOULD NOW LIKE TO ASK YOU ABOUT YOUR DWELLING AND THE LAND ON WHICH IT STANDS.

PART A: LAND FOR RESIDENTIAL USE

Introduction: a paragraph to make the distinction between dwelling (property) and plot (land, parcel)

0. Line number of the interviewee (respondent) for the household listing

Here the interviewer will refer to the household listing where all the members of the household are listed (present or absent). This information is provided by an adult person interviewed to provide the members of the household, relationship with the head of household age, sex, and other personal information. This person interviewed is not necessary the head of the household. Therefore it is important to provide is the line number in the household listing. This will help later to have his or her personal characteristics. DO NOT ASK THE INTERVIEWEE HIS OR HER LINE NUMBER; YOU MUST REGISTER IT DIRECTLY FROM THE HOUSEHOLD LISTING.

IDENTIFICATION OF THE OWNER OF TENANT OF THE DWELLING (PROPERTY) FOR THE INTERVIEW

1. Do you or someone else living in this household own this dwelling?

Since the questions on land tenure are meant for the owners or the tenants of dwellings or lands, it is better to ask these questions directly to the owners or tenants. They better know the mode of acquisition as well as the documents they received when they acquire a dwelling or land. Question 1 is to verify is the interviewer for the household is the owner of the tenant of the dwelling. Here there are five possible answers:

Own by myself	1
Own by someone else	2

Rent by myself	3
Rent by someone else	4
Other (specify)	6

If the interviewee answers that he/her owns the dwelling, ENCERCLE 1 and ask question 4

If the interviewee answers that someone else owns the dwelling, ENCERCLE 2 and ask question 2

If the response "No", then ask: Do you rent or someone else living in this dwelling from someone not living in this household?

If the interviewee answers that he/her rents the dwelling, ENCERCLE 3 and ask question 25

If the interviewee answers that someone else rents the dwelling, ENCERCLE 4 and ask question 25

For other responses, circle "6", and indicate the exact answer of the interviewee

**2. Please provide me with the name of the person who owns this dwelling
(Write the line number)**

Since the interviewee for the household indicates that someone else of the same household owns the dwelling ask him/her the name of that person and verify it in the household listing and write his/her line number. . DO NOT ASK THE INTERVIEWEE THE LINE NUMBER OF THE OWNER; YOU MUST REGISTER IT DIRECTLY FROM THE HOUSEHOLD LISTING.

3. Ask to interview the owner

Once you get the name of the owner and you register his/her line number in question 2, ask the interview to refer to the owner because the following questions address directly to him/her.

If the owner is present in the household during the household list, proceed directly with him/her the interview. If his/her is absent from the household for a short duration (up to three days), ask the interviewer to give you the best time to come back to the house and continue the interview with the owner. ENCERCLE 1. MARK WELL IN YOUR AGENDA THE DATE OF APPOINTMENT (DAY AND TIME).

Owner 1

If the owner if absent for a long duration, continue the interview with the first interviewer or someone else who has a good knowledge of the dwelling in terms of acquisition and documentation. If the interviewer answers that his/her has a good knowledge of the dwelling, ENCERCLE 2 AND CONTINUE THE INTERVIEW WITH HIM/HER.

Interviewer for the household listing 2

If the interview indicated someone else in the household, ask his/her name as in the household listing and ENCERCLE 3 AND ALSO REGISTER HIS/HER LINE NUMBER. DO NOT ASK THE INTERVIEWEE THE LINE NUMBER OF THAT PERSONE; YOU MUST REGISTER IT DIRECTLY FROM THE HOUSEHOLD LISTING

Someone else (line number) 3 & ___

A-1: Land Tenure Security (Owners)

4. does this property belong to you only (or to the owner only in case some else is interviewed) or does it belong to you and other member of the household?

If the answer is yes, belong to own only, ENCERCLE 1

Owner only 1

If the answer is the property also belong to other people, ask their relationship with the owner, ENCERCLE

All answers as below

Owner and spouse 2

Owner and siblings 3

Owner and parents 4

Owner and children 5

Other (specify) 6

The term land ownership is subject to different interpretations. A working definition that corresponds broadly with common usage is that it refers to rights holders, whether individuals or some form of corporate group with multiple individual members, that have either real property rights or personal property rights to land that are recognized in law, and thereby they hold authority over the use of land by others. In a more restrictive interpretation, land ownership is considered to be the strongest form of property rights in land that is recognized in law, equivalent to real property rights, or freehold rights in English law, including a right to possess and use the land in perpetuity, the right to exclude others, the right to pass land to heirs by will or intestacy, and the right to transfer the land to others, either temporarily or permanently.

5. How did you (or the owner) acquire this house?

The property can be acquired through different means, ENCECIRCLE the code corresponding to the to the answer at the question 5

6. Did you acquire a plot first and build on it OR did you acquire the house?

As you know, there are many ways to acquire a house. WE CAN acquire the plot first and build on it, we can also acquire the house which is already built.

TYPE OF DOCUMENTS RECEIVED WHEN THE PLOT WAS ACQUIRED AND THEREAFTER (QUESTIONS ASKED ONLY FOR THOSE WHO ACQUIRED THE PLOT FIRST AND BUILD ON IT)

Documented / recognized evidence of tenure rights

These terms refer to three key concepts in the wording of the proposed GLII indicators on security of tenure, namely tenure, recognition and documentation. They mainly concern the nature of evidence that people who have a claim to land can provide, whether they occupy it or not. The term “documented evidence” refers to the existence of a written document – a land sale or transfer agreement, title, lease or contract, either locally or centrally recorded or registered. This wording suggests a restrictive meaning of the recognition of land tenure, many forms of tenure being not “documented”. It is counter-balanced by the use of the term “recognized evidence” that is attached to it, and does not necessarily refer to a written document. The ambiguity of this formulation is that it does not specify by which institutions or bodies the evidence must be recognized, whether by communal or customary communities; by local or central authorities and land administrations in their practices; or by law and legal regulations. Both the legitimacy of the evidence and its legality can then be considered in obtaining formal recognition of land rights, which opens the door for various interpretations and gives stakeholders and land administrators some leeway. This flexibility reflects the need to adapt to a variety of situations in terms of tenure and land management and administration, but it can also generate conflicts, especially when the land is under strong market pressure.

7. Did you officially register the purchase /exchange /inheritance of this property

After we acquire a property, it must be registered at the land administration

8. When you acquired the plot, What KIND of documents did you receive?

Issues of property ownership are sensitive and in some places, respondents will be reluctant to answer. Be alert to these sensitivities, but try and probe to establish the availability of these ownership documents. Gain the confidence of the respondent by explaining the purpose of survey.

QUESTIONS ON EVICTION - Part A (Question 19 to 22 and then Q. 27 to 30); Part B (question 14 to 18)

Eviction is the removal of someone’s occupation of land or property, and normally refers to persons, households, communities who have no titles or no documented or recognized evidence of tenure rights: squatters and illegal/informal occupants.

The term is commonly used in connection with the eviction of squatters, but it may also be used in the context of unlawful eviction (Land Equity, 2006). This latter term is ambiguous, as many evictions are lawful; they are justified by local or central governments (for public interest, planning purposes, development projects, security and safety) and can be confirmed by courts.

The term may also be applied to the involuntary physical removal or exclusion of people from occupation of land or housing land by the state, presumed landowners or other authorities, even where the occupants do have some form of legitimate land right.

Note that, in common language, there is frequent confusion between the terms “expropriation” and “eviction”. Eviction concerns people, households and communities who have no titles, or documented or recognized evidence of tenure rights, for example squatters and illegall/informal occupants. Eviction is the removal of someone occupying land or property.

A-3 & B-4 Women Land Tenure Security

Question number 34 to 38 in Part A (Residential land) and then Question 50 to 58 in Part B (Agriculture land)

Gender equity in access to land

The rules of land tenure reflect the structure of power and beliefs in society. People who are landless or who have weak rights to land are usually those without power. In some societies, women cannot hold rights to land independently of their husbands or male relatives. Their rights are also often different from those of men. “Gender equity in rights to land can increase women’s power in social and political relationships. Providing secure rights to land for women can increase their social and political status, confidence, security and dignity. Land rights often lead to other benefits in society including participation in community decision-making, elections and other socio-economic activities... Having rights to land may help to empower women in their negotiations with other household members, and with the community and society at large (FAO, 2004).

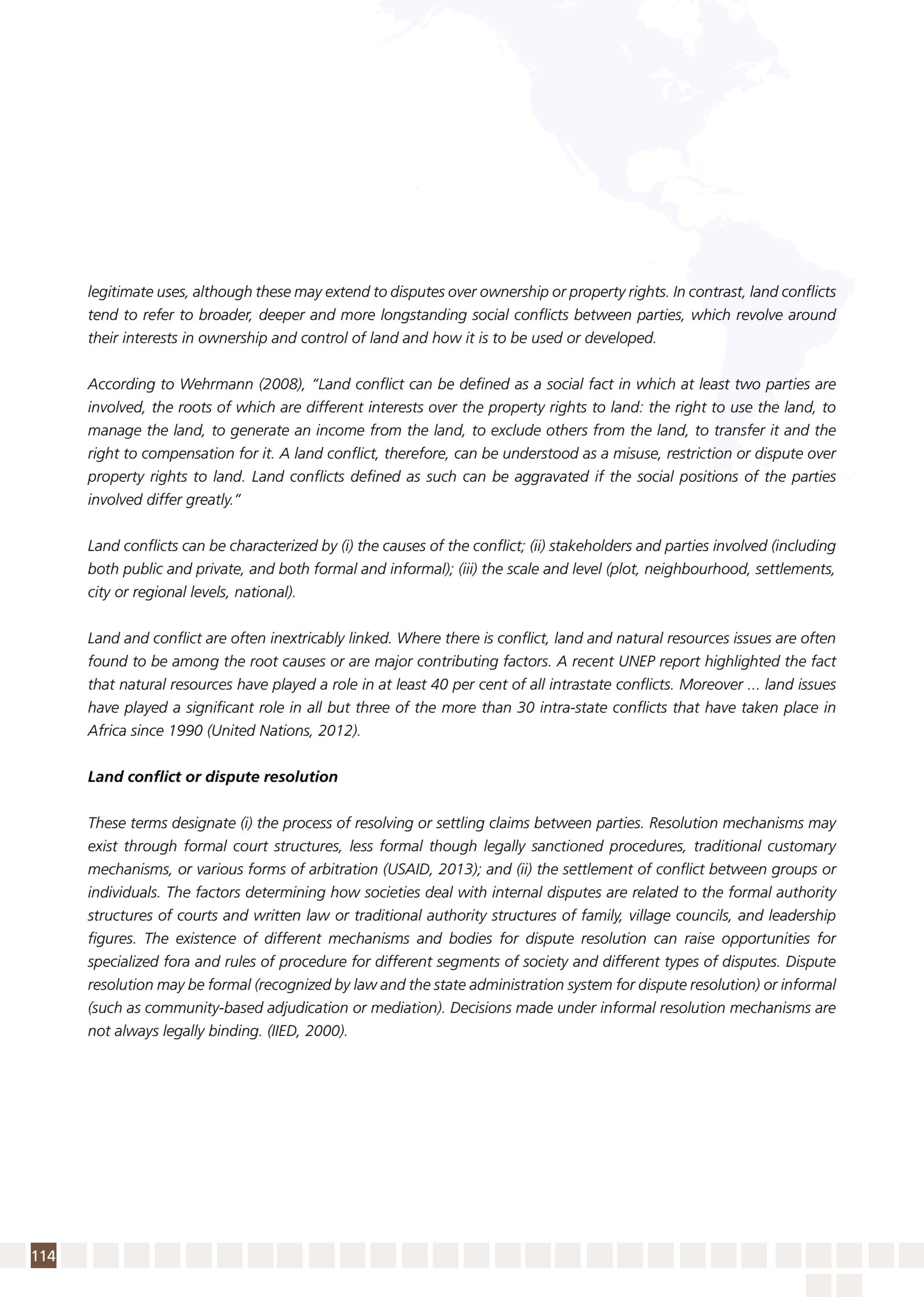
As stressed by both FAO (ibid) and, in Africa, by the Huairou Commission (2014), many countries do have legislation or constitutions that recognize equal rights for both men and women, including rights to land. The formal rules, however, are not always observed in practice and, despite legislated equal rights, groups such as rural women still may be at a disadvantage in defending their rights.

Without changes in the attitudes of much of the population, traditional practices are likely to continue regardless of the formulation of new policies or the enactment of new legislation.

Land conflict and dispute resolution – Part A (A-4, Questions 44 to 56), Part B (Questions 19 to 31)

Land conflict / land disputes

Land conflicts and land disputes are frequently associated, although they do not have exactly the same meaning. If we refer to the usage of these concepts in the literature, we can say that land disputes refer to disagreements between parties about specific aspects of land use or specific land rights, such as boundaries, transfers and



legitimate uses, although these may extend to disputes over ownership or property rights. In contrast, land conflicts tend to refer to broader, deeper and more longstanding social conflicts between parties, which revolve around their interests in ownership and control of land and how it is to be used or developed.

According to Wehrmann (2008), "Land conflict can be defined as a social fact in which at least two parties are involved, the roots of which are different interests over the property rights to land: the right to use the land, to manage the land, to generate an income from the land, to exclude others from the land, to transfer it and the right to compensation for it. A land conflict, therefore, can be understood as a misuse, restriction or dispute over property rights to land. Land conflicts defined as such can be aggravated if the social positions of the parties involved differ greatly."

Land conflicts can be characterized by (i) the causes of the conflict; (ii) stakeholders and parties involved (including both public and private, and both formal and informal); (iii) the scale and level (plot, neighbourhood, settlements, city or regional levels, national).

Land and conflict are often inextricably linked. Where there is conflict, land and natural resources issues are often found to be among the root causes or are major contributing factors. A recent UNEP report highlighted the fact that natural resources have played a role in at least 40 per cent of all intrastate conflicts. Moreover ... land issues have played a significant role in all but three of the more than 30 intra-state conflicts that have taken place in Africa since 1990 (United Nations, 2012).

Land conflict or dispute resolution

These terms designate (i) the process of resolving or settling claims between parties. Resolution mechanisms may exist through formal court structures, less formal though legally sanctioned procedures, traditional customary mechanisms, or various forms of arbitration (USAID, 2013); and (ii) the settlement of conflict between groups or individuals. The factors determining how societies deal with internal disputes are related to the formal authority structures of courts and written law or traditional authority structures of family, village councils, and leadership figures. The existence of different mechanisms and bodies for dispute resolution can raise opportunities for specialized fora and rules of procedure for different segments of society and different types of disputes. Dispute resolution may be formal (recognized by law and the state administration system for dispute resolution) or informal (such as community-based adjudication or mediation). Decisions made under informal resolution mechanisms are not always legally binding. (IIED, 2000).



GLOBAL LAND INDICATORS INITIATIVE (GLII)

The need to step up monitoring of land governance issues led to the establishment of GLII in 2012 by Millennium Challenge Corporation, the World Bank and UN-Habitat. The platform is hosted and facilitated by Global Land Tool Network (GLTN) at UN-Habitat. GLII is as a collaborative and inclusive process for development of Global Land Indicators that aims to making global scale monitoring of land governance and progress towards secure tenure for all a reality. In addition to developing land indicators, the GLII platform provides accompanying tools and guidelines for monitoring, reporting and capacity building, and a means of coordinating and convening land and data communities. The initiative has now grown to over 50 platform members, including non-governmental organizations, multi-lateral agencies, academia, research institutions and training institutions, farmers' organizations, UN agencies working on land governance, land data and statistical agencies.

Through a series of consultations in 2012-16 amongst land professionals and development practitioners from civil society, UN and donor agencies, research institutions and independent experts, GLII has developed a set of harmonised land indicators intended to measure progress towards tenure security and better land governance at country level and globally. As a result, GLII has become established and continues to develop as a stakeholder platform for knowledge generation and learning on land monitoring.

GLII platform members alongside the Global Donor Working Group on Land (GDWGL) and other agencies contributed strongly to securing inclusion of land indicators in the framework for monitoring progress towards the Sustainable Development Goals. The GLII set of 15 nationally applicable and global comparable land indicators goes beyond the provisions for tracking the SDG land indicators to cover four key areas of land governance: land tenure security; land disputes and conflicts; land administration services; and sustainable land use management. In collaboration with platform members, GLII has developed a series of working papers on land monitoring; facilitated the development and piloting of methodology and tools for data collection on tenure security in several countries in Africa; and developed a Training Curriculum on Methodology for Data Collection and Reporting on Land Indicators fostering global learning and knowledge sharing on land monitoring. Find more information at www.gltln.net.

Members of the GLII platform continue to explore innovative means of land data collecting, monitoring and reporting, including steering land and data community consultations on harmonized indicators and methodologies for data collection, in-country monitoring and analysis and regional and global discussions. GLII now continues to work towards realising its' mission of making global scale monitoring of land governance a reality focused on common global indicators, globally comparable data sources and harmonised monitoring and reporting processes, aligned with the globally agreed Voluntary Guidelines on the Governance of Tenure and regional frameworks such as the Framework & Guidelines on Land Policy in Africa.

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