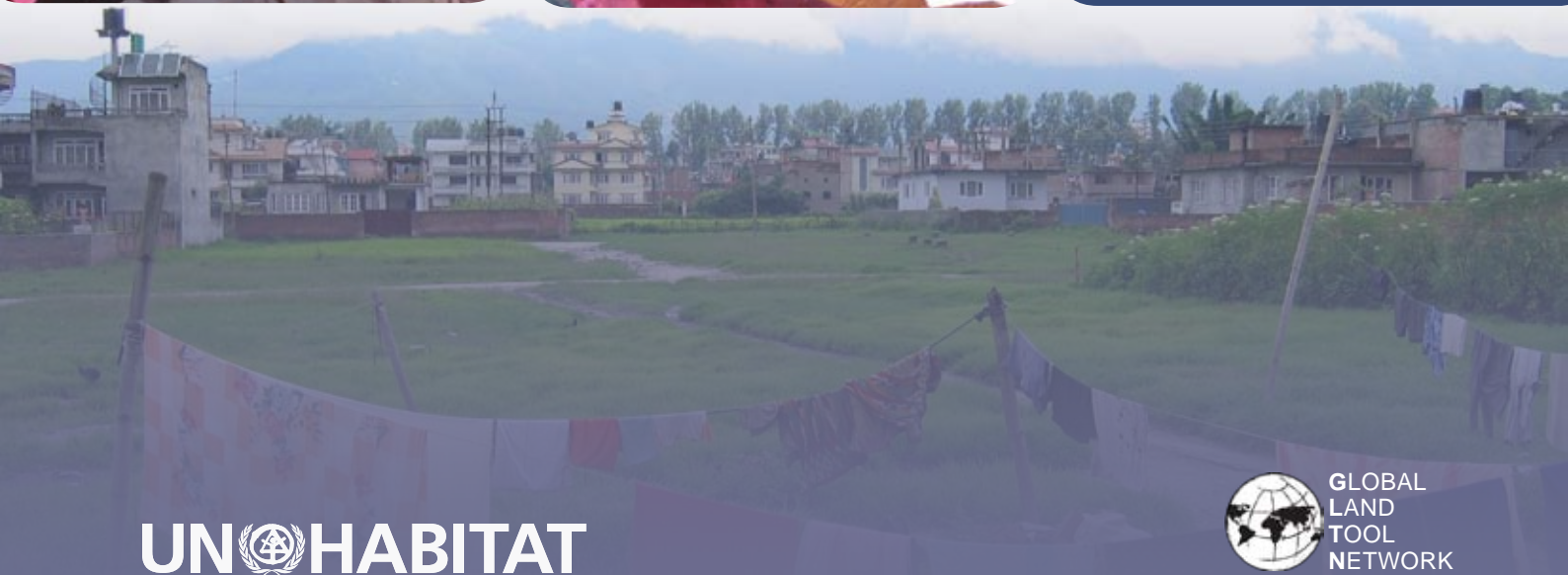


# Gendering Land Tools

Achieving secure tenure  
for women and men



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### **Achieving Secure Tenure for Women and Men**

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## Abbreviations

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AIDS	Acquired Immunodeficiency Syndrome
AU	African Union
CDD	Community Driven Development
COHRE	Centre on Housing Rights and Evictions
FAO	United Nations Food and Agricultural Organisation
FIG	International Federation of Surveyors
GAD	Gender and Development
GLTN	Global Land Tool Network
GEM	Gender Evaluation Methodology
GMG	Gender Mechanism Expert Group
GMS	Gender Management System
HAC	Harmonisation, alignment and coordination
HC	Huairou Commission
HIV	Human Immunodeficiency Virus
HS Net	Human Settlement Network
ILC	International Land Coalition
IFAD	International Fund for Agricultural Development
ILO	International Labour Organisation
MDGs	Millennium Development Goals
PRSP	Poverty Reduction Strategy Paper
RBM	Results Based Management
SAPs	Structural Adjustment Policies
Sida	Swedish Agency for Development Cooperation
SRH	UN Special Rapporteur on Housing
SWOT	Strengths, weaknesses, opportunities and threats analysis
ToT	Training of Trainers
UNDP	United Nations Development Program
UNIFEM	United Nations Development Fund for Women
WID	Women in Development
WSO	World Summit Outcome

## Executive Summary

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After wide-ranging stakeholder consultations, the strategies and outline for the GLTN gender mechanism were adopted at a dedicated high status round table on gendering land tools at the World Urban Forum of June 2006. It serves as a framework of methodologies and strategies for systematically developing gender responsive land tools that promote equal tenure security for women and men. The distinctive features of this mechanism are:

- an emphasis on a multi-stakeholder approach
- a systemic multi-stage methodology for developing gender responsive land tools
- a focus on scalable tools.
- while a woman-led process, also recognizing the important contributions men need to make.

There are four parts to this mechanism. The first is the **introduction and conceptual outline** which presents the rationale, answering questions such as why gender responsive tools are necessary, where this mechanism comes from and how it has been developed.

The second part focuses on the **methodologies and components of gender responsive tool building**, offering a brief summary on why each component is necessary and what needs to be done.

Component 1: Gender responsive environment for gendering land tools

Component 2: Review of gender responsive land issues

Component 3: Determining tooling objectives through a gender responsive land analysis

Component 4: Tooling framework of principles, values and priorities

Component 5: Construction and review of the gender responsive tools inventory

Component 6: Piloting and scaling up of gendered tools

Component 7: Gendered evaluation of tools

Component 8: Improving land governance through gendered tools

The third part deals with the **strategies necessary for implementation of this mechanism**. It identifies general objectives as well as specific ones for each stage of tool development and proposes a series of general and specific outputs and activities for each objective at country or global level or both. The conclusion emphasises that the



Stakeholder meeting with women in Khartoum.

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mechanism is a mutual learning and sharing process rather than a blueprint approach. There is no single path to making tools sufficiently responsive to both women and men. Any generic tools must be adaptive to context and responsive to women's and men's specific needs, experiences and choices. No single partner has the capacity to undertake this hard and difficult tooling process on their own. The mechanism offers a road map for collaboration between stakeholders in gendering tools for land, property and housing rights.

# 1. Setting the context

## 1.1 Why gender and land?

Equal property rights of women and men are fundamental to social and economic gender equality. However, women often face discrimination in formal, informal and customary systems of land tenure. Around the world, women encounter larger barriers due to social customs or patriarchal tenure systems which prevent them from obtaining and holding rights to land.

The commoditization of land and the impact of globalization through unrestricted land markets also disproportionately affect women's land rights. Bringing poor urban women into the urban economy remains a big challenge, and one source of low status and economic vulnerability of women is their limited access to property rights.

Research shows that despite progress towards greater acceptance of women's equal rights to land in laws and policies, their effectiveness runs into significant obstacles, ranging from patriarchal attitudes and cultural practices to general lack of political will and resources. Women suffer from discrimination and injustice under various disguises. War in some countries and HIV/AIDS has disproportionately affected women's land rights. Women in informal settlements and slum, indigenous women, the disabled, elderly and widows and refugees are among the various categories of women who are further marginalized.

Providing secure land rights for women makes economic sense and is critical in fighting poverty. There is a strong correlation between improving women's land rights and reducing poverty. When women control land assets, we see a rise in women's cash incomes, spending on food, children's health and education and household welfare in general.

Female-headed households, a significant proportion of the poor, can benefit enormously from the security, status and income-earning opportunities which secure rights to even a small plot of land can provide. Women who become single heads of household are particularly vulnerable. Since women's access to land is often through their husbands or fathers, they may lose such access after widowhood, divorce, desertion or male migration. Secure land rights for female farmers



*Young girl in India. Photo © Indo-USAID FIRE-D Project*

and businesswomen can improve investment, access to sources of credit and better land use and productivity, with women frequently regarded as at lower risk of credit default than men.

## 1.2 The demand for gender responsive tools

Despite progress on women's rights on some fronts over the last few decades, it is recognized that women's access to land and security of tenure has noticeably declined. Development approaches to implement women's land rights driven by general poverty-alleviation (pro-poor) agendas have been basically ineffectual. Women are disproportionately affected by gender blind/neutral approaches more needs to be done to truly impact women's access to land.

Governments, civil society, land professionals and analysts generally point to the paucity of effective land tools that are both gender responsive and are able to be up-scaled to reach large populations as hindering the realisation of these rights. Tools, historically devised on male interests and priorities, need to be developed to also recognise women's experiences, needs and participation, in order to be effective.

### Why tools?

Tools are the converters of objectives in legislation, policy or principles into implementation. They are the knowledge, skill and ability to practically deliver results. Principles guide actions and goals and policies reflect political will, but without tools, they are abstract phrases which remain aspirations. Tools are cogs in the wheels of planning, implementation, monitoring and evaluation in relation to land. Drawn from real-life successes and failures, an effective tool is a best practice which can be communicated, adapted and applied in various contexts. Insufficient attention has been focused on how transferable tools can be developed, documented, understood and adapted by others.

A whole range of interconnected gender responsive tools are required to protect women's and men's secure tenure, from intra-household

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