

Women Participation in Land Use Planning and Its Impact to Land Ownership Through Customary Tenure Case of Ilalasimba village in Iringa, Tanzania

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Abstract

This study was conducted in Ilalasimba village located in Iringa district, southern highlands of Tanzania. It assessed the land use planning process in the village and its ultimate end; that is, issuing Certificates of Customary Rights of Occupancy (CCROs) to the community members. The assessment was done from the perspectives of women inclusion and participation so as to determine their position in the process. A mixed method approach was adopted and both qualitative and quantitative data were simultaneously collected and later converged during analysis in order to provide a comprehensive analysis of the questions requiring answers from the study. Semi-structured questionnaires, Key informant interviews (KIIs) and Focus Group Discussions (FGDs) were used during data collection. Systematic sampling technique which has precision equivalent to random sampling was engaged to obtain a sample of 60 household respondents from the village. Considerable engagement and participation of women in the land use planning process, especially in the open discussions on women land rights, training sessions on the importance of land use plans as well as the right to own land which were conducted in the village at the time of undergoing land use planning process, motivated women to claim for their rights to equally own land. Moreover, women inclusion in various organs of decision making such as the village Council (VC) and the Village Land Council (VLC) strengthened their leadership capabilities and ensured women land rights is an important agenda in the decisions made by those bodies. As a result of these initiatives there has been a significant proportion of women with certificates of land ownership under single occupancy, co-occupancy, probate administration and guardian – minor. However, women participation was not very promising in the public meetings especially village assembly due to household responsibilities. It is imperative for other village land use planning processes to take women inclusion and participation as an integral part. This will allow for interaction between actors and enable participants make the land use planning a process of high legal and social value to the community through designing, assimilating, adopting and implementing sustainable mechanisms, ways and modalities of exercising land ownership rights that will be beneficial, equal and fair to all members of the society and that will not proceed at the expense of women who when given the rights to own land, the benefits multiply to greater part of the society.

Keywords: Participation, Land Use Planning, Land Ownership, Customary Tenure, Certificate of Customary Rights of Occupancy (CCROs),

1.0 Introduction

Land caters for most of the needs of human development activities. It is the main stay of the livelihood of most of the rural people and majority of the population derive their livelihoods and incomes from farming, livestock production and related activities (Kironde, 2009). It is needed for residential purposes, roads construction, establishment of sports and recreation centers, social welfare facilities construction and agriculture, just to mention a few.

Agriculture which is still dominant economic activity in the rural areas of Tanzania is heavily dependent on availability of land. Agriculture is the source of food for both rural and urban people and source of employment and income for majority of the rural population. An individual or a family member who does not possess land remains undecided to venture into agricultural production and the possibility to remain impoverished is very high. Apart from being an asset that supports crops production for survival at the individual and family level; ownership of land also provides a safety net for rural communities as it can be used as collateral to access financial capital or sale in times when families or community at large experience some unforeseen shocks (Behrman, J., L. Billings, and A. Peterman. 2013). In this regard, land is the productive asset and owning it is an indicator of wellbeing at the individual or household level because by having it members of the household are sure of generating income at any time (Doss C. *et al*, 2014). But it is only in those areas where security of land tenure has been improved land can be used as collateral for economic empowerment (URT 2004). As land seems to be the means for supporting crop production and generating income, efforts to ensure that people in the rural areas have security to land rights are geared towards addressing the challenges of crop productivity and income, food insecurity as well as reducing poverty in the rural areas. Hence, the question of land ownership amongst the rural people, both men and women is an inevitable important agenda.

When somebody accesses, owns and controls legally secured land, feels a sense of possessing it and therefore motivated to engage it for various production activities. When there are limited means for people to own land, production activities depending on land are put at high risk. Nobody will get assured of returns on his investment on a piece of land that has not been legally secured in fear of losing capital. Nobody can purposely make decision to plant perennial crops taking three years to get matured on a piece of land rented to him just for one year. Nobody can take decision to establish resources of high value on a piece of land temporarily owned just for a couple of months. For these reasons, land ownership rights are important for one to get assured of his status in land ownership so that he can confidently be able to use it for different production activities and improve their general livelihoods.

As interest to acquire land among different people for different purposes is significantly increasing, land ownership becomes so significant. In the rural areas there has been increasing pressure from outside interests seeking to take control over lands and resources, ultimately bringing some land use tensions between different groups. The tensions have resulted into a lot of conflicts associated to land uses between the outsiders and insiders in many rural areas of Tanzania. The land use conflicts have extended and tensions have been so high among different other users of land such as pastoralists and farmers residing in the same villages or neighbouring villages. Frequent cases of such kind of conflicts in Kilosa and Mvomero districts of Morogoro region in Tanzania justify the magnitude of the problem.

When these conflicts occur, men and women are affected differently. As women in the rural communities whose life entirely depend on agriculture are mostly the bread winners within households, such conflicts over land which is an important means of production, will have more effects to women who are family food managers charged with the task of ensuring that everybody within the household has food to eat (Karl, 2009). This also means such conflicts will lead to huge problems in assuring households with food security as they will fail to produce abundant food for family uses due to lack of land for production of various crops. When conflicts associated with land occur, the possibility for occurrence of food shortage is high because they affect local food systems (Messer and Cohen, 2006), especially when these land use conflicts exist between two or more sides with livelihood strategies entirely depending on the availability and accessibility to land for food production or grazing animals. Majority of these land users are women in both farming and pastoralist communities. The root cause of these conflicts between farmers and herders is the lack of security of tenure on land that these two groups of rural producers manage to survive on (Mwamfupe, 2015). As women are depended more in production of various crops to sustain livelihood of the rural communities and their families, ownership to land by women is a serious issue touching their daily lives.

The Convention on the Elimination of All Forms of Discrimination against Women portrays that “throughout the world, it is women who overwhelmingly work on the land, producing food for themselves, their families and communities” (CEDAW, 2015). As women do take huge roles in many rural settings in determining livelihood of the families and engage more in production activities for the purpose of supporting family life in terms of ensuring family food security and increased income; any efforts to ensure land ownership and security has to take into account women involvement and engagement in the process in different ways. When more women are engaged in the process of securing land ownership the chances are high that those processes will significantly contribute in boosting livelihood of majority of family members. This holds much weight in rural areas where women are mostly key players in food production and active players also in participating in various income generating activities for survival of household members.

Land use planning which takes into account inclusion and participation of women in customarily owning land is indeed an important tool of women empowerment through increasing women access and control over land asset without which production in the rural areas cannot proceed. This becomes so significant especially when global evidence indicates that poor rural women lack reliable access to land; secure land tenure or customary land rights (Agarwal 1994; Lastarria–Cornhiel 1997; Kevane 2004). Denying women rights to access, own and control land will ultimately have adverse impact in decreasing food security of the rural households in which women mostly determine wellbeing of the family members by assuming both productive and strategic gender roles. Despite its potential role in the social and economic development of individual households and that of rural communities at large, land is not owned by everybody in Tanzania who would want to use it for development purposes.

As it has been pointed out by Mugabi (2014), Tanzania has dual land tenure systems. There is customary, which is deemed right of occupancy whereby village land with or without time limitation is allocated to an individual or group of individuals; and statutory (granted right of occupancy) where reserve land is allocated through a periodic title deed of 33, 66, or 99 years depending on type of land use. The two systems of land rights in Tanzania are such that, “statutory” is the dominant tenure system in urban areas while “customary” is the prevailing land tenure system in peri-urban and rural areas (Moyo, 2017).

Certificates of Customary Rights of Occupancy (CCROs), which according to section 18(1) of the Tanzania Village Land Act 1999, are in every respect equal in terms of status and effect to a granted right of occupancy,

have been offered as a means of securing communal land tenure rights in different villages of Tanzania. Issuing CCROs to community members in a given village is an ultimate target of the village land use planning process which establishes village land boundaries, zones village land for different uses and assures land ownership to village members through provision of customary land ownership certificates.

Systems of land tenure in rural areas of Tanzania have been putting aside women in owning such a potential asset of production. While lack of security of tenure affects millions of people across the world, women face added risks and deprivations and in many places of Africa and South-Asia especially, women are systematically denied their human rights to access, own, control or inherit land and other essential Properties (Benschop, 2004). As empowerment means “the process by which the powerless gain greater control over the circumstances of their lives” (Sen and Batliwala 2000); any process with the target to increase women access and control over land resource is largely contributing towards empowering women so that they can be active participants in the production process. The land use planning process which ends with assuring women to access, own and control land gives women opportunity to benefit from many different types of employments that might be generated by land based sector of the economy.

This study intended to assess the land use planning process in Ilalasimba village situated in Iringa district, Tanzania and its ultimate end; that is, issuing Certificates of Customary Rights of Occupancy to the community members with the target of reducing land use conflicts as well as improving land tenure. The assessment was done from the perspectives of women inclusion and participation to determine their position in the process of improving land tenure systems.

Different studies have been conducted in different parts of Africa and the world in general on women and land ownership.

A study on Customary Law, Household Distribution of Wealth, and Women’s Rights to Land and Property; conducted by Renee Giovarelli in Uganda portrays that, individualization of ownership of communal land, rather than giving women equal status to hold and control land, has strengthened the control of already powerful groups and led to disenfranchisement of the most vulnerable members of the community in which women make part of it (Giovarelli, Renee; 2006). Similarly, in Kenya; when the British introduced private ownership of land, much of the power and control over land, even under customary tenure, was vested in powerful chiefs who were men (*ibid.*). Manji (1996) in “The Case for Women’s Rights to Land in Tanzania” argued that there are some employment opportunities generated by the non-farm sector but they absorb more men as compared to women and even if when women are employed they are still exposed to exploitation by low wages and insecurity and therefore these non-farm employments have been widening the gender gap. The same study which was conducted in Kagera region in Tanzania found out that, women who had an opportunity to own land in the region by inheritance or acquiring it by themselves are less vulnerable to ill- treatment when they are either sick or widowed (*ibid.*). Study titled “Do Women’s Land Rights Promote Empowerment and Child Health in Nepal?” that was conducted by K. Allendorf in 2007 holds the fact that; in a household where a woman owns land there is high possibility that the woman will be having the final say when it comes to making decisions at the household level (Allendorf, 2007). In a participation report of the pilot project for land formalization in Handeni district, Tanzania, of December, 2006 which was implemented under the National Property and Business Formalization Programme (PBFP); it was noted that even though there was much efforts to mobilize women’s involvement in the land use planning process which ended up with issuing CCROs to the community members; in some instances during offering of such land certificates, men simply registered themselves as owners of the land plots, with the rest of the members of the family including their wives and children having just the right of accessing and using it. Meanwhile, as cases of separation among the spouses are very common in such polygamous marriages, majority of men were also of the opinion that jointly registering land with a woman is risky (Kosyando L.M, 2006). In households or families where it is women who have been assigned with ownership of a large share of the farmland that is owned by that household, the family would enjoy allocation of a larger amount of the budget of the household to food and the possibility is therefore higher that the family will not fall into a trap of being food insecure for reasons associated with misallocations of the household budget (Doss, 2006). A doctoral study to investigate women’s access to land under customary land tenure arrangements in patrilineal societies in rural Tanzania that was conducted in Makete district by Kerbina Joseph Moyo in 2017 revealed out that; still prevailing customs in the rural areas affect the rights of women in various land transactions. It was noticed that, very few women and daughters had some papers proving their given rights to land ownership in different villages in which the study was conducted. Katz E. and Chamorro J. in their study on gender, land rights and household economy that was conducted in rural Nicaragua and Honduras in 2002 found out that when women have rights to land ownership the households enjoy huge contribution of income from the woman, the woman also would keep greater control of the income for agriculture as well as being in a more greater chance of accessing credits from financial institutions and other providers (Katz and Chamorro, 2002). A study titled “Gender and Command over Property: A Critical Gap in Economic Analysis and Policy in South Asia” that was conducted by Agarwal Bina in 1994 revealed out that when women have chance to own land, the

land possession influences economic autonomy for those women for the very critical reason of reinforcing their fall-back position. Moreover, Deere (2011) went further to say, the land possession by women strengthens their command to bargain within the household, the community and a wider society. Mwaura(2014) also reports that, only by owning land independently or jointly can women's access and control over land-based earnings be assured; and moreover, security of tenure enables women to have control over major decisions such as what crop to grow, where to grow it, what techniques to use, and what to consume and sell. Another study conducted by Charity Mugabi in 2014 titled "Land Owners Perception on Land Registration Procedure in Tanzania: Case Study of Kilombero, Njombe and Wanging'ombe" pointed out that; drop of morale for villagers to apply for CCROs either by taking longer time or denial of CCROs as collateral by financial institutions, is the challenge for acquiring CCROs and the village leaders therefore find themselves in a very difficult position to convince farmers apply for CCROs. That is because of over-emphasis by the facilitators of the land use planning process on CCROs being able to help farmers secure loans from banks.

Some of these literatures on women and land rights presented above have shown that; individualization and private ownership of land put aside women in holding and controlling land. Others have put clear that land sector generated employment opportunities in the rural areas can absorb more women as compared to non-farm sectors of the economy which absorb more men. Moreover, even when women are taken on board they are still exposed to exploitation by low wages and insecurity in work places. Some of these studies have raised significant arguments that when women are assured of land ownership rights, they become less vulnerable to ill treatments in the society; can have the say in making important decisions at the household level; the families would not be food insecure for reasons related to misallocation of household budgets; women would keep greater control of the household income that is required for agricultural production at the household level and the household members would enjoy greater contribution of income from the woman. Furthermore, these studied hold the fact that land possession by women strengthens their command to bargain within the household, community and the wider society at large; could enable them to have control over major decisions as to what crop to grow, where should production take place, what techniques of production to use, how much to be consumed by the household, how much should be sold and at what price should it be sold. Other studies among them have shown male domination of the processes leading to the offering of the certificates of rights to land ownership to ensure only their names appear. The studies have also highlighted some challenges encountered during land use planning processes marked at the end by provision of certificates of land ownership rights to community members.

All these studies have not shown how women are motivated and empowered to participate and take various responsibilities as well as assume different roles at different stages in those processes which ultimately end up with provision of certificates of land ownership rights. The extent to which development practitioners and government authorities at both district and village levels take women participation in such processes as an important agenda to prepare their mindsets and create awareness amongst women from the early beginning so that they can own such processes and value their ultimate end, has not well been addressed in those studies. This study is an attempt to bridge this knowledge gap.

For the purpose of ensuring that gender issues are taken into consideration and women are integral part of the whole process of land use planning and that both men and women equally benefit from the outcome of the process, assessment of the extent to which gender issues are taken into account in the process, and especially women inclusion and participation, is equally significant. This study assessed the process of land use planning at the village level from the perspectives of women inclusion and participation to determine their position in the process of improving land tenure systems under the auspices of provision of Certificates of Customary Rights of Occupancy.

It is expected that the findings of the study will be so informative to policy makers, local government authorities at both upper and lower levels, the ministry of land and other development partners in their initiatives to design and implement land governance programs that will take gender issues especially women inclusion, integral component of such development undertakings. The study will also have a very significant contribution into expanding the knowledge base on integration of issues of women empowerment in managing potential resources of production such as land for the benefits of both men and women as well as other members of the rural communities such as the youth who are also in need of land for production.

2.0 Methodology

This study was conducted in Ilalasimba village located in Iringa district, in the southern highlands of Tanzania. The main economic activity in the village is agriculture and all respondents interviewed in this study were potentially farmers. Not many crops are produced in the village. Maize is the main crop produced. Majority of the households own an average of 2 to 3 land parcels with the smallest size being 3.5 acres and the highest on average being 10 acres.

A mixed approach was adopted in this study which had both quantitative and qualitative features. In adopting this mixed approach, concurrent and transformative procedures were used. In using concurrent

procedures, quantitative and qualitative data were converged in order to provide a comprehensive analysis of the questions requiring answers from the study. Both forms of data were collected at the same time and then integrated the information in the interpretation of the overall results. With regard to the use of transformative procedures, a theoretical lens was used as an overarching perspective within the approach. This lens helped in developing a framework for thematic areas of study covered and methods for data collection used.

Semi-structured questionnaires were used during the study to collect quantitative data from different households in the village. The use of questionnaires followed that the information collected was dependable and the respondents were residents in households of the village. Key Informant Interviews (KIIs) were used to obtain information from village government leaders, leaders of the Village Land Council, leaders of the Village Land Use Management Committee (VLUM) and the Iringa District Land Office (DLO). The Focus Group Discussions (FGDs) were conducted through meetings with leaders of women and youth groups and representatives of the old people in the village for the purpose of encouraging them to present their opinions, views and concerns as well as gaining some insights on the past experiences of land uses and conflicts in the village. These group discussions provided an opportunity to discuss results from other groups. They served as important means of verification, especially in understanding whether results from one group were different from another group and why. The topics for discussion were prepared in advance and they were introduced one at a time by the researcher. Once the topic was introduced, he allowed the group to discuss the issue without too much interruption. He listened attentively, asked probing questions, observed the participants, and ensured that no one dominated the discussion. The researcher ensured that the list of topics was covered during the discussion. When new issues emerged during the discussion the researcher was flexible and allowed some diversions from the plan, but at the same time ensured that the overall direction of the discussion is not lost.

The sampling frame of this study comprised of all households in the village with Certificates of Customary Rights of Occupancy (CCROs). A single stage sampling procedure was used in which the researcher accessed the names in the population of households in the village with CCROs from which the household respondents were sampled directly. As the list of households with CCROs was a little bit long, systematic sampling technique was adopted to obtain a sample of 60 household respondents from the village households. Systematic sampling has precision equivalent to random sampling (Fowler, 2009). However, before selection of the sample, stratification process was employed to stratify gender, duration of stay in the village and age first, which were important characteristics of the population to be observed in the study. In this regard initiatives were taken to ensure presence of not only male and female respondents in the sample, but also the young and old people who were permanent residents of the village.

3.0 Results and Discussion

3.1 Characteristics of the Household Respondents

The sample was composed of 60 respondents. Of these, 27 (45%) were men and the remaining 33 (making 55% of the sample) were women. Selection of this village followed the completion of all stages of village land use planning in 2015 which was facilitated by a non-governmental organization called; Tanzania Grass roots Oriented Development (TAGRODE) in collaboration with Iringa District Council. Table 3.1 below summarizes the socioeconomic characteristics of the respondents.

Table 3.1 Distribution of household respondents by characteristics

Characteristics of Respondents		Number	Percentage (n=60)
Sex of Respondents	Male	27	45
	Female	33	55
	Total	60	100.0
Age of Respondents	18-34 years	14	23.3
	35-44 years	16	26.7
	45-54 years	21	35.0
	55-60 years	6	10.0
	60-70 years	3	5.0
	Total	60	100.0
Marital Statuses	Married	50	83.3
	Single	0	0
	Divorced	5	8.3
	widowed	5	8.3
	Separated	0	0
	Total	60	100.0
Education Levels	Primary education	51	85.0
	Secondary education	7	11.7
	Adult Education	0	0
	No formal Education	2	3.3
	Total	60	100.0
Main Occupation		60	100.0
	Farming		
	Total	60	100.0
Female Headed Households	Yes	11	18.3
	No	49	81.7
	Total	60	100.0

Source: Field data (October, 2017)

In this study the focus was on respondents with important information about how the land use planning process was carried out. However, efforts were done to ensure that both men and women are represented in the sample because the study focused also on gender issues addressed during the course of village land use planning, thus; their knowledge on the process was important. Important characteristics identified for this study were demographics: sex, age, marital status and education; and a key socio-economic characteristic (main occupation). Identifying respondents' characteristics was not the main focus but it was found necessary to collect, analyse and present such information in order to provide background of the respondents. This in turn, provides highlights of suitability of the study population. This is important because certain characteristics may have influence in a particular response; however, this is not always the case.

Sex, age, marital, education and main occupation statuses of the respondents are presented in table 3.1. These characteristics provide demographic and socio-economic description of the sample and were expected to have influence on respondents' response.

Table 3.1 shows that 45% were males and 55% of household respondents were females. This ratio is because of the study being gender neutral and the main focus was respondents regardless of sex status. Also, the number of female respondents outweighs that of male because the study was also interested to learn more from women and hear their opinions and observations on their inclusion and participation in the whole process of land use planning. Many of these women were not heads of the households as it is normal that in Tanzania men are in many cases heads of households.

In the case of age, most of respondents (71.7%) were above 35 years (adults) due to the fact that most of respondents in this group are active and engage fully in agriculture, therefore, was anticipated to have more knowledge about the need for land and therefore knowing its importance to participate in the process of land use planning compared to other age groups. However, knowledge of youth group was considered as a result. About 23.3% of household respondents were youths (between 18 to 35 years). Young people (under 18 years) were not considered because they were not direct beneficiaries of the process and even more so people below 18 are considered as young to be involved in some decision making processes. Thus it was not expected that this group would have enough facts about the land use planning process in the village. In addition, elders (5.0%) were interviewed for their experiences in issues related to land management and changing land tenure systems over time.

Further, the results in table 3.1 indicate that, most of the respondents (83.3%) were married. This is due to the fact that most of the household respondents were heads of households (husbands or wives) made up with

family members. With regard to education, most of the people (85.0%) in the village attained primary school education as their highest level of education and few household respondents (11.7%) attained secondary education. About 3.3% had no formal schooling while no respondent attained adult or tertiary education offered by different technical colleges and other different development partners from within or outside the country. This was expected because; Ilalasimba village had primarily rural characteristics; that, most of the people in rural areas had low levels of education. In addition, the results show that, all of the respondents (100.0%) were engaging in farming as their main occupation. This was expected because the dominant economic activity in many rural areas of Tanzania is farming and farmers have no way to survive if land is not available for them to grow different crops for their survival.

3.2 Women participation in the village land use planning process

The process of village land use planning follows a series of steps. After having clear boundaries upon agreement on defined boundaries with neighbouring villages a certificate of village land is processed supported with a map describing the size of the village and other important features found in the village. When this process is completed the village enters into a stage of preparing basic land use plans identifying general land types and setting by-laws which are passed and approved by the Village Council, Village Assembly and the district authorities (Loure & Lekaita, 2017). The village council has been nominated by the law to be a village land use planning authority for each respective village that will be undergoing the process (Lang Use Planning Act No. 7 of 2007).

The study was interested in assessing participation of both men and women in different stages of the village land use planning process. Of 33 women who were involved in the study 25 of them (making about 76%) were involved in the process and participated in different stages. Nearly 8 women (equivalent to 24% of women involved in the study) were not involved in the process. Most of these women did not attend for reasons of sickness, old age and some were absent in the village during the time when the land use planning was going on. In addition, there were also some women who did not manage to attend meetings because of household responsibilities. On the other side 24 men (89% of the men interviewed) were part and parcel of the process at different stages. Table 3.2 gives the summary.

Table 3.2 Distribution of respondents – participation in the land use planning process

		Percentage (%)				Percentage (%)	
Male	Involved	24	89	Female	Involved	25	76
	Not involved	3	11		Not involved	8	24
Total		27	100			33	100

Source: Field data (October, 2017)

Table 3.2 indicates that, 76% (more than three quarter) of women who were interviewed participated in the village land use planning process at the time when it was carried out. On the other side 89% of interviewed counterpart men participated in different stages of the process of village land use planning.

The study further investigated participation of both men and women in each stage carried out in the process. The assessment was done based on their participation in the village meetings, trained on importance of land use plans and being part of the awareness creation team in the village, participation in village land zoning for different uses and boundary adjudication process and sensitizing fellow group members on the need for village land use plans.

Table 3.3 Respondents distribution - Involvement in the village land use planning

Sex of Respondent	Involvement in the village land use planning process						Not involved	Grand Total
	Participating on in village assembly	Trained on importance of land use planning	Part of the awareness creation team	Participating on in village land zoning and boundary adjudication	Sensitizing on the need for plans	Total involved		
Male	2(8.3%)	12(50.0%)	2(8.3%)	8 (33.3%)	0(0%)	24	3	27
Female	8 (32%)	14 (56.0%)	0(0%)	1(4.0%)	2(8.0%)	25	8	33
Total	10	26	2	9	2	49	11	60

Source: Field data (October, 2017)

Table 3.3 indicates that, with regard to participation in the village meetings 32% of women who were involved in the process participated in various village meetings where different issues regarding land use in the village were presented by different development partners from the government and the Non-governmental organization. About 8.3% of their counterpart men who were involved in the land use planning process

participated in such meetings. Nearly more than half (56%) of involved women had an opportunity to be trained on the importance of the village land use planning process while 50% of the involved men were as well trained on the same. Men were a little bit involved in creating awareness to the general village public on the need for land use plans in the village as compared to women. Women had an opportunity to do it to their fellow women through other platforms such as when they meet in socioeconomic groups.

In the process of zoning village land for different uses and boundary adjudication, it was found out that; more men (33.3%) were involved in this stage as compared to women who were only 4%. It was pointed out during key informant interview with the village government officials that in this stage few women turned up because of tedious work where by members of the committee had to move on foot around the village land for demarcating it and verify the boundaries of the village land. This task took many hours of a day. Moreover, the committee needed to have people who have been staying in the village for a long period of time so that it can be easy for them to indicate and verify actual boundaries of the village land from their long living and some other life experiences they might have had. They are people who have historical background of how different land parcels in the village have been put in use from time to time. Their adequate knowledge on various village land uses on historical bases also form a strong base in settling various land use disputes occurring between one person and the other in the same village or conflicts related to boundaries between one person and the other. These are the people involved in settling early conflicts emerging in early processes of demarcating the land for different uses before these cases are brought to the next level of the village land council and being settled. It is a team of people who are trusted and reputed in the community and energetic enough to walk for a long distance in a day. Table 3.3 further displays that 8% of involved women played roles of sensitizing other members of the village community in different socioeconomic groups on the need for having the village land use plan.

Generally participation of women in the village land use planning process was more on attending village meetings and trainings on the importance and need for having the plan to reduce land use conflicts and improve tenure systems. Their engagement was less in the general public awareness creation, but they also passed the message to their fellow women and other segments of the village community through other outreach interventions like groups meetings and in various community ceremonies where majority of women meet. Although women were less in number in the process of demarcating land for different uses and verifying land boundaries; a process which is essential for setting aside land parcels for uses such as agriculture activities, village forestry reserves, forestry areas for collecting firewood and water source areas; their representation was significant. Their participation in this stage was meaningful to influence the location and distance to where some essential land sites are placed for easy access by women who are mostly key players in producing various food crops for family consumption, collecting fire woods as main source of cooking energy and fetching water for domestic purposes. Their participation during this stage was significant for the purpose of ensuring that their needs are taken into consideration during village land use planning process.

3.3 Participation in trainings and open speeches

At the inception of village land use planning in the village, some training sessions were conducted to create awareness on what is the process about and how the villagers will benefit from it. Open speeches were also given in different hamlets within the village by experienced development partners to ensure the intended message is clear and well known even to some old and disabled people who were not capable of attending the open village assemblies conducted for similar purpose. The study assessed participation of both men and women in these activities as well.

Table 3.4 Respondents and attendance in trainings and open discussions

Sex of the Respondent	Awareness creation events attended					Not attended	Grand total
	Training	Open Discussion	Training and Open discussion	Total Attended	(%) of attendance		
Male	7	10	8	25	46	2	27
Female	6	21	2	29	54	4	33
Total	13	31	10	54	100	6	60

Source: Field data (October, 2017)

Table 3.4 displays that 54 respondents (90%) of total interviewees attended awareness creation events which were mostly trainings and open discussions. Of those attended women make 54% and men make 46%. More than half of women attended trainings and open speeches on awareness of the land use planning process and its importance through such various trainings given by the experts and other development partners. That is to say, more women in the village participated in these awareness creation events as compared to men.

Generally, the land use planning process in Ilalasilimba village was conducted in such a way that, there was inclusion and involvement of women in a significant proportion in various stages. Provision of education to the general public was part and parcel of the process so as to inculcate into the mindsets of the people, the rationale

and value of the process. Moreover, issues related to women land rights were frequently addressed in various awareness creation events. The evaluation report of the MAST (Mobile Application to Secure Tenure) pilot project conducted in Ilalasilimba village pointed out that, education and outreach activities were done at various levels of the government and the village for the purpose of ensuring that a large proportion of the community and the leadership at large are exposed to information on women’s land rights (Zodrow et al, 2016). To this effect therefore, awareness creation interventions proceeded hand in hand with enlightening community members on gender issues that are important to be taken into account in the land use planning process. The effects of discriminating women in land ownership and the need for society to involve women in land acquisition were emphasized. Some strategies were also laid down to ensure women become integral part of the process of land allocation and distribution. They have had to be included in ownership of land in a similar way as men can do. Moreover, it was agreed through the village meetings that the widows should be given priority when it came to issuing land ownership certificates, as the village chairman was captured saying:

“Women have been discriminated in the process of land distribution and ownership for quite a long time; we have agreed in our village that, they also should be given equal chance to own land parcels through Certificates of Customary Rights of Occupancy, and we shall start with giving priority to the widows”

It was found out during the study that both men and men are given CCROs and in the case of joint certificates for land ownership women are also included in a list of family land owners.

3.4 Women in the decision making bodies

Women inclusion in the decision making process is an important factor to ensure that women issues are taken on board as crucial agenda in those decision making meetings. The study assessed women inclusion in various organs of decision making in the village especially at the time when the village was undergoing the land use planning and distribute some CCROs to community members. It was found that 88.3% of the respondents acknowledged that women were part and parcel of the decision making right from the beginning of the process. They were involved in resolving land conflicts, zoning and demarcating village land for different uses and spearheading change in perception of fellow women organized in socioeconomic groups on matters concerning women and land ownership. Some women were also part of the village council. The evaluation report of the MAST pilot project in the village asserted that at the time when the village was undergoing the land use planning process and even when the evaluation was done, Ilalasilimba village council (VC) had 25 members and among them 8 were women. Moreover, it was found out that the appointed Village Land Council which is charged with the task of addressing land use conflicts within the village is chaired by a woman. Madame *Noria Maliva* who was once the chairperson of the Village Land Council was captured saying;

“for sure; we, women were engaged in the village land use planning process and some of us like me, was even appointed to the decision making bodies such as the village land council chairperson. I had an opportunity to advocate for women land rights in many meetings I attended and they were taken on board for action and as a result many women in the village possess CCROs”

3.5 Land ownership through CCROs

The land use planning process in the village ended up with issuing Certificates of Customary Rights of Occupancy (CCROs) to the village community to guarantee them with land ownership. All the respondents interviewed during this study were found possessing CCROs. The categories differ from household to household but at least every single household had one CCRO. Some households had more than one and others up to four CCROs depending on the number of land parcels possessed for both farming and residential purposes.

Table 3.5 below shows the distribution of various categories of land occupancy through possession of CCROs among the respondents in the village.

Table 3.5 Distribution of respondents per category of land ownership

Sex of the respondent	Category of land ownership						Total
	Single occupant	Co-occupancy (tenancy in common)	Probate administration	Guardian (minor)	Co -occupancy and probate administration	Single occupancy and co - occupancy	
Male	0 (0%)	24(88.9%)	0(0%)	0(0%)	3(11.1%)	0(0%)	27
Female	9(27.3%)	14(42.4%)	6(18.2%)	3(9.1%)	0(0%)	1(3%)	33
Total	9	38	6	3	3	1	60

Source: Field data (October, 2017)

Table 3.5 indicates that no male respondent had a CCRO showing single occupancy in land ownership, meaning that the land is possessed by only a single person and in this case, possessed by the husband alone. Similarly no man owned a land parcel under probate administration where the land is essentially owned by many members of the family but one person is selected by the family to stand as an occupant on behalf of other family

members. This type of occupancy certificate is common when a dispute arises over who should inherit the land of a deceased landowner and the family appoints an administrator to temporarily manage the land until the family reaches an agreement on how to divide the property (Leon Schreiber, 2017). Likewise, no single man in a list of male respondents had CCRO showing land owned under guardian (minor); that is, just occupying the land on behalf of the children under 18 years old. This is the category of occupancy in the case of a person younger than 18 years, where the legal guardian could obtain a guardianship occupancy certificate, which would expire when the child turns 18 (*ibid.*).

Again it was observed to have no male respondent who had land owned with single and co-occupancy together. Table 3.5 further stipulates that 88.9% of the male respondents of this study had CCROs showing that they own land under co-occupancy with tenancy in common. This is the land occupancy where each occupier is entitled to an undivided share in the whole and an occupier in common must have the consent of the remaining occupier(s) before s/he can deal with her/his undivided share in favour of any other person (Land Act, 1999). It was found out during this study that, in this category land is owned by members of a couple, the husband and the wife and the conditions are such that when one dies land ownership right is transferred to the remaining spouse. This land ownership category confers equal rights to ownership of land between the wife and the husband. It also appears in the same table that, 11.1% of male respondents in this study had both co-occupancy and probate administration sort of land ownership. The table shows a different trend of land ownership for women, where at least in each category of land ownership of a man no woman is missing except with a mixture of single occupancy and probate administration.

It appears that 27.3% of female respondents who were interviewed during this study had CCROs showing land owning themselves under single occupancy. Nearly 42.4% of the female respondents had appeared to own land together with their spouses under co-occupancy with tenancy in common.

About 18.2% of the women interviewed owned land under probate administration while 9.1% owned it under guardian minor as caretakers on behalf of their children and 3% of the female respondents appeared to own land with two CCROs one showing a single occupancy and the other showing co-occupancy.

These figures in table 3.5 show that majority of the respondents (38 making 63.3% of the total respondents interviewed) in the village appear in land ownership under the co-occupancy with tenancy in common; indicating that the land that the household possess is owned by the couple (wife and husband). That is to say, women have a stake in the land owned by the family in the village. Moreover, while there was no man who owned land alone, there are women (9, making 15% of all respondents) who owned land alone under single occupancy mode of ownership. Likewise, while there were no men owning land under probate administration, guardian minor and under a mixture of single and co-occupancy, there were 10%, 5% and 1.7% of the respondents being women owning land under the three modes of land ownership respectively.

Table 3.6 below indicates the distribution of the households according to the number of CCROs possessed.

Table 3.6 Distribution of respondents as per number of CCROs

Number of CCROs owned	Number of respondents	Percentage (%)
One	24	40.0
Two	31	51.7
Three	2	3.3
Four	3	5.0
Total	60	100.0

Source: Field data (October, 2017)

Regarding number of CCROs for land ownership the results in table 3.6 show that 40% of the households interviewed owned only one CCRO, meaning that they have only one land parcel either for residential or farming purposes or a combination of the two in one piece of land. More than half of the households (60%) had more than one CCRO, showing ownership of more than one land parcels. Of these, 51.7% owned two land parcels, 3.3% owned three parcels and 5% possessed four different land parcels.

4.0 Conclusion and Recommendations

This study finally concludes that land is potential resource which its right to ownership is crucial for survival of human beings in both urban and rural areas. As opposed to urban areas where majority requires it more for residential purposes, in the rural setting where agriculture is the main economic activity and source of food, employment and income; the right to own land among the rural residents is of relatively higher demand. The government of the United Republic of Tanzania through the Village Land Act, 1999 has mandated the village councils to allocate land or grant customary right of occupancy to the rural people with the approval of the village assembly. According to this law customary right of land occupancy which is common in the rural areas is in every respect equal in terms of status and effect to a granted right of land occupancy which is common in the urban setting. Certificate of Customary Right of Occupancy (CCRO) gives the rural people legal power to land ownership, access, use, transfer, gift, receive, license, rent, lease, inherit and bequeath. All these rights are

equally significant to both men and women just as they are to the youth and the old as well. However, various studies have shown that the right to ownership conferred to women has wider effect and broader impact to the household, family members, village community and the entire society at large. But these rights cannot ceremoniously exist amongst the women if they are not socially and legally recognized and exercised. Their acceptance, enforceability, ability to withstand changes and long term stay in the community depend so much on social processes undertaken to create awareness and raise community level of understanding them so that they can easily be accommodated and adopted. This calls for the need of interaction between legal institutions which set the policies, laws, by-laws, rules and regulations, on one side and; social institutions such as marriage relationships, customs, taboos, religion and culture, on the other side. This interaction is important because women rights to land tenure are constrained differently by cultural barriers; gender differences in customs around marriage, death, inheritance, marital residence; gender differences in how different types of land rights are allocated, held, recognized and managed; gender differences in social roles, structures and access; discriminatory laws and policies at central or local level; poorly drafted regulations and by-laws at the village level; failure of implementation of enacted laws and by-laws; and lack of awareness, information, and appropriate enforcement mechanisms. The village land use planning that takes place prior to issuance of Certificates of Customary Rights of Occupancy, is the platform that can allow interaction between legal and social institutions to exist and function, and ultimately bring the society into common understanding on the mechanisms, ways and modality of exercising equal rights to land ownership among different segments of the society, with greater emphasis to women as the most vulnerable group but with greater impact to the society if conferred with the land ownership right.

This study has witnessed substantial engagement and participation of women in the land use planning process in Ilalasimba village. Their participation was mostly in trainings for enlightenment on the importance and the need for land use plans and the right to own land and in the open discussions on women land rights which were conducted in the village at the time of undergoing the land use planning process. Moreover, women inclusion in the decision making platforms is an important factor to ensure that women issues are taken on board as crucial agenda in those decision making meetings. The study registered a considerable women inclusion in various organs of decision making in the village especially at the time when the village was undergoing the land use planning and provide CCROs to community members. They were involved in resolving land conflicts, zoning and demarcating village land for different uses and spearheading change in perception of fellow women organized in socioeconomic groups on matters concerning women and land ownership. Some women were also part of the village Council (VC) and top leaders of the Village Land Council (VLC). As a result of these initiatives the study witnessed a significant proportion of women owning certificates of land ownership under single occupancy. It was noticed also that more than half of the respondents owned land under common or joint co-occupancy in which the husband and the wife owned together with equal rights where if one partner dies all the rights to land ownership are transferred to the remaining spouse. Other women were found owning land as probate administrators and guardian – minor.

However, women participation was not very promising in the public meetings especially village assembly due to household responsibilities and later in the village land demarcation and zoning and also in the creation of awareness to other people in the village community.

It is prudent that other village land use planning processes take women inclusion and participation as an integral part. It is when different actors meet where the participants can make the land use planning a process of high legal and social value to the community through designing, assimilating, adopting and implementing sustainable mechanisms, ways and modalities of exercising land ownership rights that will be beneficial, equal and fair to all members of the society regardless of their age category, education level, colour, marital status or nature of their occupation and finally sex.

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