

## **Determinants of Land Ownership among Women: A Case of Ilongero Ward in Singida Region.**

### **ABSTRACT**

*This study was carried at Ilongero ward in Singida District council; the general objective was to determinants of land ownership among women. The specific objectives of this study were to examine awareness of women on the potentiality of securing land rights, to determine the association between land ownership, socio-demographic factor and media exposure and to determine constraints facing women in access to land ownership. Data were collected using questionnaire and focused group discussion, and documentary review. A sample of 150 respondents was drawn through simple random sampling. Statistical Package for Services Solution (IBM SPSS) was used to analyze the data. The study results revealed that, many of women in Ilongero ward are not owned land 61.3%. The Chi square results that the determinants of land ownership among women at Ilongero ward were source of information, listing to radio, watching TV, reading newspapers, age of a woman, marital status and education of a woman, as the aspect of owning the land among women still a problem, the study recommends that the government and human rights stakeholders should continue providing education to women and men about the right to own the land among women. Radio, TV and newspapers should be used.*

**Keywords:** *Land, Right, Engagement and Women*

### **1.0 INTRODUCTION**

Security in ownership of major economic resources such as land increases possibilities of economic growth and development in developing societies. Access to secure land tenure assures individuals may enjoy prosperity that comes as an output of the production process. Land tenure systems that are designed to incorporate all groups in society, especially women, youth and marginalised groups will promote long-term investment on land, sustainable usage of land resources, increase government revenue and ensure peace and harmony among society members (Alvarez & Huth, 2017). Land ownership refers to a set of land rights and land governance institutions which can be informal (customary, traditional) or formal (legally recognized), that define relationships between people and land and natural resources (Lawry

et al., 2017). These land relationships may include, but are not limited to, rights to use land for cultivation and production, rights to control how land should be used including for cultivation, resource extraction, conservation, or construction, and rights to transfer through sale, gift, or inheritance – those land use and control rights (FAO, 2002). Land tenure security i.e., the level of confidence landholders have in their land rights depends on the ability of informal and formal institutions to enforce those land rights and prevent others from challenging them (Feder&Feeny, 1991).

Land rights may be protected in different ways. In some cases, traditional, informal institutions are quite effective (Sjaastad and Bromley 1997). In other cases, physical markers or barriers, such as trees, hedges or fences, are important. For example, Hornbeck (2008) documents the importance of the spread of barbed wire for Land rights security on the U.S. frontier in the 19th century. However, in most advanced economies and in many developing economies, the primary means for defining and protecting land rights is land titles, accompanied by a detailed, cadastral information system.

In Africa land is a very essential factor in production in many societies, however due to customary laws, regulatory and legal framework in place, the resource is enjoyed only by a minority of large landowners. As it is indicated that more than 70 per cent of land in developing countries was unregistered or unsecure (USAID, 2017). In securing the land rights in most cases men tend to benefit more than women, even though women have proven to be more efficient than men in efficient utilization of land resources when given access (FAO, 2018). The situation also shows that not only women in most cases are deprived from land ownership and control, but also many youths experience the similar segregation from having full access to land ownership and control thus limiting their participation in society's development process.

In Tanzania, the three land resource sectors agriculture, forestry and fisheries are the potential source of employment among youth, whereby 75 per cent of [employed youth at age 15-24 are employed in these sectors (NBS, 2015). However, youth in these sectors find themselves to be only provider of labour power rather than being permanent participants in this land utilization process through ownership and control. The country is among many African countries with lowest land registration record and most women find themselves prevented from having full exercise right on land because of norms and traditions vested by society (Msigwa et al., 2018; USAID, 2016). Over recent years, Tanzania has been undertaking a

series of national reforms that impact rural and per urban customary land management, while at the same time numerous pilot activities have generated valuable information on land use planning and management. These activities range across sectors from agriculture to forestry to wildlife management and mining, and all will have impacts on social groups, including women, youth, and marginalized populations.

### *Motivation of the study*

Women's access, control and ownership over land are a global issue. Governments have entered commitments through ratifying various women's rights conventions and have issued national policies supporting women's access control and ownership land in many countries. In spite of these commitments, problems exist in ensuring women's equally and holding rights with that of men in many countries, mainly due to deep rooted patriarchal gender power relations in societies. Women's land rights issue has become more critical in developing countries like in Africa as land is a major resource for survival to the majority of the people. Access to and control over land and its products are critical to women because, women are responsible to ensure household food security by their community assigned gender roles. In Tanzania show that only 16 percent of land is owned by women and 48 percent is owned by men (Wangari, 2016). The evidence on gender inequalities in access to land is overwhelming. Women are consistently less likely to own or operate land, they are less likely to have access to rented land and the land they do have access to is often of poor quality and small size" (FAO, 2011). Even when women hold land, they do not necessarily control what they produce or the resources they need to farm (Deere *et al.*, 2011). Women also face widespread discrimination in inheritance rights, and when they access land through markets and redistributive reforms they are less likely than men to get land because of discrimination in land markets, differences in incomes and access to credit, and social discrimination (World Bank, 2012). However, the protection provided to guide women's land rights under the laws of Tanzania is not free from faults. Therefore the study will fulfil the existing gap by assessing the determinants of land ownership among women in Ilongero ward. This study intended to assess the determinants of land ownership among women in Ilongero ward.

## **2.0 METHODOLOGY**

### *Study area*

The study was conducted at Ilongero ward in Singida District Council. The rationale for selection of the study area was basing on the fact that Ilongero ward is among the areas in which the problem is exceeding much, thus the women access to land ownership still is low.

### *Research Design*

A research is a plan, structure and strategy of investigation to obtain answer to research questions or problems. This study used cross-sectional design by collecting data at one point at a time.

### *Data types and sources*

This study used both quantitative and qualitative data where by primary sources of data were collected from women and secondary data were collected from different records.

### *Methods of Data Collection*

Both structured and unstructured interview were used to collect primary data. Structured interview were used to ask the questions personally and records, also checklist were used in collecting information from key informant.

### *Sampling*

Respondents were obtained through probability sampling and non-probability sampling random sampling was applied to select women from target group, this type of category respondent was married women and unmarried women and headed women. Also, Purposive sampling was applied to select respondents of experts or officer and key informants of the special categories such as hamlet officer, Ward Executive Officer, Councilor, Village Executive Officer, Singida Land Valuation Officer, Ward Community Development Officer and Title deed registration office.

### *Sampling frame*

The sampling frame for the study area was the list of the household's women consisting of land owners and those do not have the land in Ilongero ward. The sample is comprehensive list of the entire sampling unit from which a sample can be selected.

### *Sampling unit*

The sampling unit for this study was the head of household. According Oscar, (2018) a sampling unit is typically thought of as an object that has been sampled from a population. Sampling unit was household that comprises women.

#### *Sample size*

The sample size was to determine by using the following formula

$$n = \frac{z_{\alpha/2}^2 p(1-p)}{e^2}$$

Where:

n = sample size,  $Z_{\alpha/2}$  = Critical value (1.96),  $e^2$  = allowable error (0.8), P= sample proportion of women

Where by

q=1-p

$$n = \frac{1.96^2 \times 0.5(1-0.5)}{(0.08)^2}$$

n= 150 respondents

#### *Data processing, analysis and presentation*

After the field work, the collected data was edited to detect errors and omissions then coded to make them amenable for analysis. Statistical Package for service solution (IBM) Windows Version 20 software was used to enter data collected from questionnaires. Data analysis in this study was employed inferential and descriptive analysis in descriptive used frequency and percentage while inferential used chi-square test. Also, analyzed data presented by text and tables

### **3.0 RESULT AND DISCUSSION**

#### *Characteristics of Respondents*

The study was conducted in a manner of women with different age and education background was considered by the study. These had a bearing on the nature and quality of information received.

### *Age of Respondent*

Result in table 1 indicate that most 67 (44.7%) women were 36-55 years, aged 18-36 (18%) and 76 were 5.3% .This observation indicates that, most of the surveyed were of the middle age and hence more likely to determine heavily on matters of land ownership.

**Table 1: Distribution of respondents by age**

Age	Frequency	Percent
18-35	27	18
36-55	67	44.7
56-75	48	32
Above 76	8	5.3
<b>Total</b>	<b>150</b>	<b>100</b>

### *Marital status*

findings in table 2 show that majority of respondents were in the status of married where by 48.7% of respondents were in marriage, Followed by widowed 30% ,those who divorced 9.3% and single 12%. This implies that majority of respondents are in the status of marriage relationship.

**Table 2: Marital status**

Marital Status	Frequency	Percent
Single	18	12.0
Married	73	48.7
Divorced	14	9.3
Widow	45	30.0
<b>Total</b>	<b>150</b>	<b>100.0</b>

### *Education level for women*

The result in Table 3 show that the most of the respondent 88 (58.7%) were lead primary level, 6.7% of respondents had secondary education, 1.3% was those who had university education and 33% of respondent had informal level. This implies that majority of the women had primary education

**Table 3: Education Level for Women**

Education level for women	Frequency	Percent
Primary level	88	58.7
Secondary level	10	6.7
University level	2	1.3
Informal level	50	33.3
<b>Total</b>	<b>150</b>	<b>100.0</b>

**Awareness of women on the potentiality of securing land rights***Women Owned Land*

The results in Table 4 revealed that among of the surveyed women, majority of the respondents 92 (61.3%) they did not own the land while 58 (38.7%) own the Land.

**Table 4: Women Owned Land**

Women Owned Land	Frequency	Percent
Yes	58	38.7
No	92	61.3
<b>Total</b>	<b>150</b>	<b>100.0</b>

*Reason why Women Not Own Land*

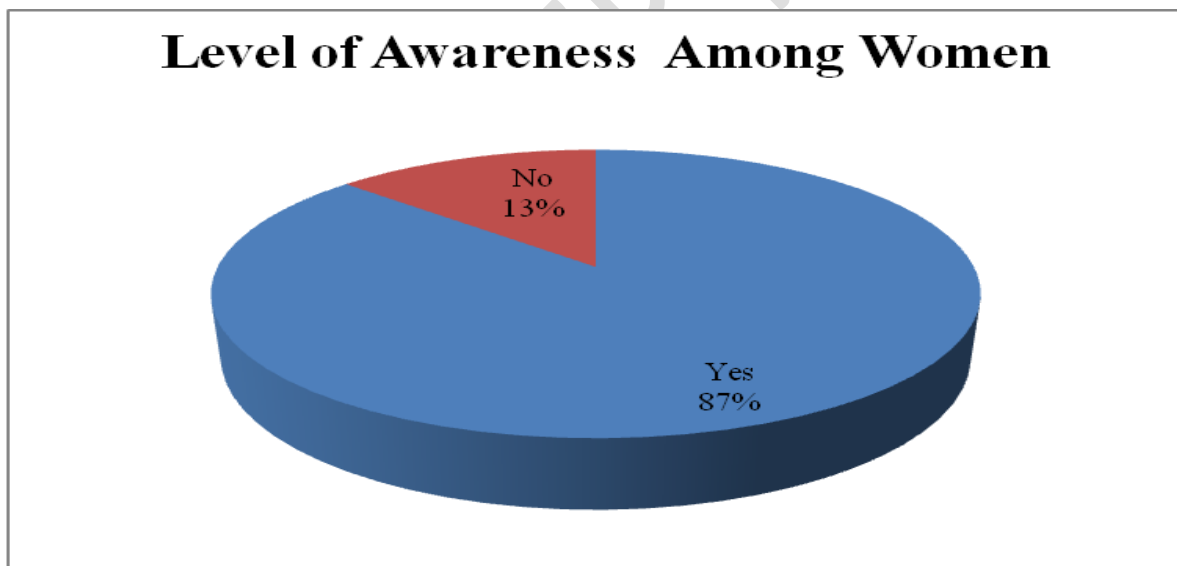
The result in table 4 show the reason why women not own land the respondent 42(28.0%) said patriarchy, gender equality 17 (11.3%) sexual harassment 20(13.3%), no Education 5(3.3%) and limited financial capacity 8(5.3%). The major reason here is Patriarchy. For instance, among various Ilongero communities, women do not traditionally own land or other immovable properties. At best, they have usufruct rights, which are hinged on the nature of the relationship obtaining between them and men either as husbands, fathers, brothers or such other male relatives.

*“Most of the women are unaware of their legal land rights. I have had only one case of a middle aged woman demanding for her share of land inheritance from her parents. Probably, she was pushed by hardships since she got separated from her husband many years ago. She has no land of her own. A lot of sensitization needs to be done if the legal provisions on women land rights are to be realized in Ilongero (WEO)”*

**Table 5: Reason why Women Not Own Land**

Reason	Frequency	Percent
Patriarchy	42	28.0
Gender Inequality	17	11.3
Sexual Harassment	20	13.3
No Education	5	3.3
Limited Financial Capacity	8	5.3
<b>Total</b>	<b>150</b>	<b>100.0</b>

The result in figure 1 indicate that most of the respondent 130(86.7%) were aware about awareness of owned land while 13.3% were not aware. whether there exists any NGOs/FBOs addressing women land rights and the support they receive from them if any, whether they knew any constitutional provisions that advance their land rights and what they thought CSOs should do to promote women land ownership.



**Figure 1: Awareness of Women to Own Land**

*Source of Information*

Table 6 indicate that 71 (47.3%) got information on land rights through training from local government, 57 (38.0%) got information from the media, 2 (1.3%) got the information from central government, and 20 (13.3%) did not receive information from anywhere thus indicating that a huge number still needs to be reached with information on land rights.

**Table 6: Source of Information**

Source of Information	Frequency	Percent
Local Government	71	47.3
Central Government	2	1.3
Media	57	38.0
Not Receive	20	13.3
<b>Total</b>	<b>150</b>	<b>100.0</b>

### **Associations between land ownership, socio-demographic factor and media exposure**

#### *Association between land ownership and Socio Demographic factors*

There is statistically significant association between land ownership and age, marital status, education level; Table 7 shows the chi-square test.

**Table 7: Association between land ownership and Socio Demographic factors**

Variable	Land Ownership		Total	$X^2$	P-value
	Yes	No			
<b>Age</b>					
18 - 35	7	19	26		
36 - 55	24	43	67	5.524 <sup>a</sup>	0.003
56-75	25	24	49		
Above 76	2	6	8		
<b>Marital status</b>					
Single	7	11	18		
Married	19	54	73	13.605 <sup>a</sup>	0.003
Divorced	5	9	14		
Widow	27	18	45		
<b>Education level</b>					
Primary Level	32	56	88		
Secondary Level	3	7	10	1.222 <sup>a</sup>	0.003
University Level	1	1	2		
Informal Level	22	28	50		

**Key:** \* = Significance at  $P < 0.05$ , No Significant at  $P > 0.05$

*Association between land ownership and Media Exposure*

There is statistically significant association between land ownership and Listening Radio, Watching Television and Reading Newspaper. Table 8 shows the chi-square test

**Table 8: Association between land ownership and Media Exposure**

Variable	Land Ownership		Total	$X^2$	P-value
	Yes	No			
<b>Listen Radio</b>					
YES	43	59	102		
NO	15	33	48	1.637 <sup>a</sup>	0.001
<b>Watching Television</b>					
YES	13	22	35		
NO	45	70	115	0.045 <sup>a</sup>	0.001
<b>Reading Newspaper</b>					
YES	10	14	24		
NO	48	78	126	0.108 <sup>a</sup>	0.001

**Key:** \* = Significance at  $P < 0.05$ , No Significant at  $P > 0.05$

*Association between land ownership and Source of Information*

There is statistically significant association between land ownership and Local Government, Central Government and Media. Table 9 shows the chi-square test

**Table 9: Association between land ownership and Source of Information**

Variable	Land Ownership		Total	$X^2$	P-value
	Yes	No			
Local Government	27	44	71		
Central Government	0	2	2	2.152 <sup>a</sup>	0.002
Media	26	31	57		

**Key:** \* = Significance at  $P < 0.05$ , No Significant at  $P > 0.05$

### *Discussion of the Study*

The studies found that minority of the respondents were fully aware of the potentiality of securing land rights. The study also reveals that awareness on land rights had direct influence on ownership of land by women. Respondents who had knowledge have get information from different source of information about land rights. This finding agrees with Ileri's (2016) recommendation that awareness should be created through trainings on women land rights. Odico (2013) in his study in Kadibo Division on women land ownership also found that awareness among right holders on entitlements was extensively linked to positive outcomes in entitlements and claims to land.

There was a significant association between the hypothesized facts and what has been observed concern demographic features, source of land information and women land ownership level of awareness. This finding is in agreement with Munala (1999) who found that marital status has an influence on control, allocation and disposal of land with the married women having more authority to ownership than the single, separated widowed and divorced women. The study shows that these respondents were unlikely to be exploited regarding their land rights. Ileri (2016) had observed that empowered women, who are also educated, are less likely to be taken advantage of their land rights and are likely to fight for such rights.

Tribal customs and tradition do not allow women to owned land were identified in the study as major challenges in access to, control over and land ownership by women. The study found that in Kipsigis culture, women are viewed as children and are only allowed to own property through their husbands. This finding is in agreement with Ochieng (2014) who found that customs and traditions are dominantly patriarchal and largely discriminates against women. Additionally, Human Rights Watch (2003) linked unequal access to land by women to customary practices. Kamotho (2013), in his study in Nyeri County, points out that there is a changing in Nyeri where women land ownership is increasingly common and attributes this to erosion of patriarchal influences in the area.

Limited awareness about land laws was revealed as challenges to accessing justice. The respondents who were aware of seeking legal redress in case of injustices relating to land could not go to court because of their low economic status. FIDA-Kenya (2013) points out that Kenya's legal process is expensive both in time and money. This is prohibitive to most women who may not be able to cover travel and witness expenses including legal

fees.

#### **4.0 CONCLUSIONS AND RECOMMENDATION**

The findings of this study show that many women at Ilongero ward are aware about the right of owning the land, but there are 61.3% of women not own land. The factors associated to land ownership among women at Ilongero ward were source of information, engaging to media (listening a radio, watching TV, reading news papers), age of a woman, marital status and education of a woman. The study recommended that, the aspect of owning land among women still a problem, the study recommends that government and human rights stakeholders should continue providing education to women and men about the right to own the land among women. Radio, TV and newspapers should be used. Also District council as the one of the source of information to women about right of owning the land hence should take the responsibility to provide training to communities.

#### **COMPETING INTERESTS DISCLAIMER:**

Authors have declared that no competing interests exist. The products used for this research are commonly and predominantly use products in our area of research and country. There is absolutely no conflict of interest between the authors and producers of the products because we do not intend to use these products as an avenue for any litigation but for the advancement of knowledge. Also, the research was not funded by the producing company rather it was funded by personal efforts of the authors.

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