

Determinants of Land Ownership among Women: A Case of Ilongero Ward in Singida Region, Tanzania

ABSTRACT

This study was carried at Ilongero ward in Singida District council to assess the determinants of land ownership among women. This study used both qualitative and quantitative data from primary and secondary sources. Primary data were collected from women. Data were collected using interview method which was administered by questionnaire tool and checklist. A sample of 150 respondents was drawn through simple random sampling. Statistical Package for Services Solution (IBM SPSS) was used to analyze the data where the study used descriptive statistics and Chi-Square test. The study results revealed that, many of women in Ilongero ward not owned land 61.3%. The Chi square test results indicated that the associated factors 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. 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 via Radio, TV and newspapers.

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 percent of employed youth at age 15-24 are employed in these sectors (URT, 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). Over recent years, Tanzania has been undertaking a series of national reforms that impact rural and peri 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. 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. This study intended to assess the determinants of land ownership among women in Ilongero ward.

2.0 METHODOLOGY

Study area and Research Design

The study was conducted at Ilongero ward in Singida District Council. Ilongero is an administrative ward in the Singida Rural district of the Singida Region of Tanzania. Ilongero ward is found at latitude -4.6686° or $4^{\circ} 40' 7''$ south and longitude 34.872° or $34^{\circ} 52' 19''$ east. According to the population and housing census 2012, the ward has a total population of 10,635 where by 5,177 were males and 5,458 were females with a total of 2,102 households. However, the total area of Ilongero ward was 58.59 kilometer squares (URT, 2012). The

rationale for selection of the study area was basing on the fact that Ilongero ward is among the areas in which the women access to land ownership still is low. Most of activities conducted at Ilongero ward are agriculture production and livestock farming, where in agricultural sector people are engaging in cultivating food crops and cash crops. 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

The study used both structured and unstructured interview to collect primary data. Structured interview was used to ask the questions personally and records, also checklist were used in collecting information from key informant. Where a questionnaire tool was used which was administered through face to face interview.

Sampling frame and unit

The sampling frame for the study 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. The sampling unit for this study was a single woman found in the household.

Sample size

The sample size was to determine by using the following formula

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

Where:

n = sample size, $Z_{\alpha/2}$ = Critical value (1.96), e = allowable error (0.08), P= sample proportion of women tend to be influenced by the factor.

Where by

$$q=1-p$$

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

n= 150 respondents

Therefore, a total of 150 women were included in this study.

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.

Data processing, analysis and presentation

Collected data were processed by using Statistical Package for service solution (SPSS) IBM Version 20. Data processing involved coding, entry, editing and cleaning to detect errors and omissions to make them amenable for analysis. Data analysis in this study was employed descriptive analysis and inferential. Descriptive statistics used frequency and percentages while inferential analysis used chi-square test. Also, analyzed data presented by text and tables

3.0 RESULT AND DISCUSSION

Characteristics of Respondents

Age of Respondent

Results in Table 1 indicated that most 67 (44.7%) of women were 36-55 years, aged 18-36 (18%) and above 76 were 5.3% .This observation indicates that, most of the surveyed women have ability to work.

Table 1: Distribution of respondents by age

Age	Frequency (n)	Percent (%)
18-35	27	18
36-55	67	44.7
56-75	48	32
Above 76	8	5.3
Total	150	100

Marital status

Findings in Table 2 shows that majority 73 (48.7%) of women were married, followed by widowed 30% , those who were divorced 9.3% and single 12%. This implies that many of women in Ilongero ward were married.

Table 2: Marital status

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

Education level for women

The findings in Table 3 shows that the most of the women 88 (58.7%) had primary education, 6.7% had secondary education, 1.3% had university education and 33% had informal level. So, many women in Ilongero ward attended 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
Total	150	100.0

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%) owned the Land.

Table 4: Women Owned Land

Women Owned Land	Frequency	Percent
Yes	58	38.7
No	92	61.3
Total	150	100.0

Reason why Women Not Own Land

The results in Table 4 show the reasons of women not owning land. Among of the surveyed women in Ilongero ward, 42 (28.0%) said patriarchy is the hindrance for women to own land, gender equality 17 (11.3%), sexual harassment 20 (13.3%), lack of 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” (Ward Executive Officer)

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
Lack of Education	5	3.3
Limited Financial Capacity	8	5.3
Total	150	100.0

The results in Figure 1 indicated that most of the women 130 (86.7%) were aware that they have right to own the land while 13.3% were not aware that they have right to own the land.

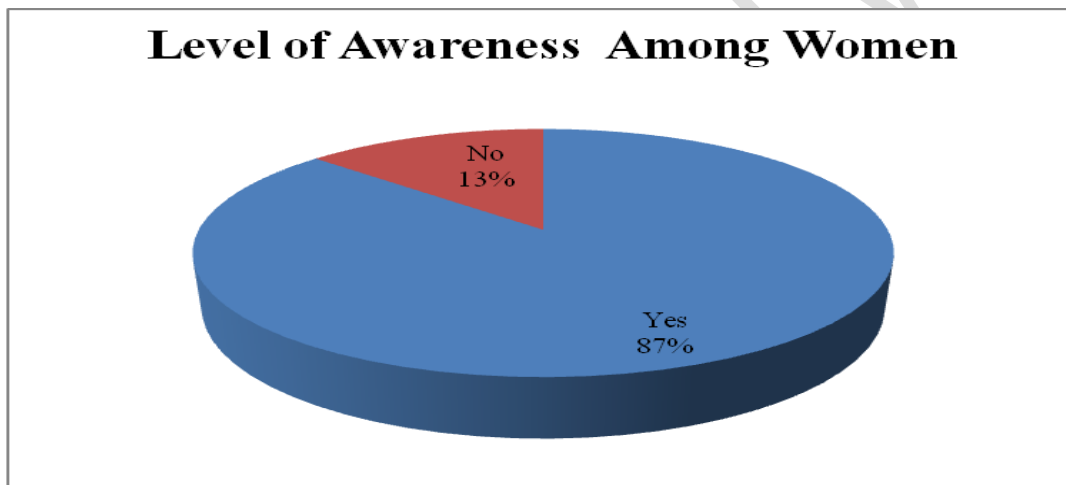


Figure 1: Awareness of Women to Own Land

Source of Information

Table 6 shows the main source of information used by women on land right. The results shown that 71 (47.3%) got information on land rights through training from local government, 57 (38.0%) through the media, 2 (1.3%) from central government, and 20 (13.3%) did not receive information from anywhere. Hence, the major source of information to women on land rights is media (radio, television and newspapers).

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
Total	150	100.0

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

Association between land ownership and socio-demographic factors

There is a significant association between land ownership by women and age, marital status, education level of women as the results shown in Table 7 via the chi-square test.

Table 7: Association between land ownership and Socio Demographic factors

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

The findings in Table 8 revealed that there is statistically significant association between land ownership by women and listening radio, watching television and reading newspapers.

Table 8: Association between land ownership and Media Exposure

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

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

Association between land ownership and Source of Information

The results in Table 9 show that there is statistically significant association between land ownership by women and source of information.

Table 9: Association between land ownership and Source of Information

Source of information	Land Ownership		Total	X^2	P-value
	Yes	No			
Local Government	27	44	71		
Central Government	0	2	2	2.152 ^a	0.002
Media	26	31	57		

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

Discussion of the Study

The study revealed that most of the women were aware on land rights and ownership of land. This findings agrees with Ileri (2016) who recommended that awareness should be created through trainings on women land rights. Odicoh (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.

The findings show that there are statistically significant association between land ownership of women and age of women, marital status, and education level of women. Also, land ownership of women are significantly associated with source of land information (local government, central government and media), media exposure (listening to radio, watching television, reading newspapers). This findings are in agreement with Keoch (2020) 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 shown that women 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. Also, the findings are in similar 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. As 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. Furthermore, District council as the one of the source of information to women about right of owning the land, hence the District should take the responsibility to provide training to communities on land ownership.

Consent

As per international standard or university standard, respondents' written consent has been collected and preserved by the author(s).

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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