

**FURTHER CONSIDERATIONS
FOR STRENGTHENING WOMEN'S
LAND RIGHTS. THE CASE OF
AMHARA REGIONAL STATE,
ETHIOPIA**

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February, 2018

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ABSTRACT

The land has been acknowledged as primary sources of prosperity, social status, and power in history. Thus, the capability to make a long-term investment in land is directly dependent on the security of this rights. In Ethiopia women culturally have not a right to inherit land from their family, and the control of land during marriage falls under the control of their husband, during a right failure they cannot claim the right due to the cultural criticism. However, many international agendas, as well as the national law, covered the provisions of women's equal rights to land and property. This study was aimed to investigate the existing interventions available towards securing of women land right and identify requirements for further consideration in West Gojam zone, Ethiopia. The data collection tools were a structured interview, focus group interview for primary data and documentary review for secondary data which covered organizational reports, and web literature. Therefore the result of the study reveals that the majorities of the intervention available are from governmental and others few of NGO's, bilateral and community associations. From the intervened women who have been a land right problem were widowed, divorced and single and these women are illiterates and few literates. Also, the commonly reported women problems were the pushing of parcel boundary, the production of the false document, transfer of right for the third body, right took by force, problem upon divorce, children by their caretaker, inheritance problem, and household decision-making problem. The cause of these problems arises from the harmful cultural norms, lack of information's, institutional limitation in implementing and enforcing the law, and unclarity of land law 46/92, amended 133/98. Thus, interventions were usually applied to address the problems was through awareness creation and information access, tenure documentation, collecting of evidence, researches, free legal aid, and links to partners. Accordingly, there has been both solved and unsolved problems, but generally, the outcome has been raised of women awareness and litigation power, increase of stakeholders' awareness, women participation in meetings, loan and investment, quality of life, role model women in economy and women leaders. However, the intervention process has been challenged by the shortage of material, transportation and budget, bias, harmful cultural norms, women unawareness, hidden evidence, partners limited collaboration, security problem and institutional lack of commitment. In another hand, many of the problems geographically reported from the neighboring districts of organizations and which is limited to some geographical areas. As a result, most of the intervention was inaccessible and partially accessible for women. In future of the intervention, the accessibility might be affected by the lack of infrastructure and transportation and uncovered far numerous kebeles. The research findings allowed to conclude that, progress has been made by the government, NGO's and community organizations and enabled to achieve different positive results but still there are identified challenges that might hinder the future effectiveness of the intervention regarding the unclarity of the land law and lack of enforcement mechanisms, awareness creation programs were only focused at the community level, limited follow-up and monitoring need to be revised. Based on the findings recommendations are about information access, and awareness rising through a variety of media and messages, the availability, and accessibility of organizations, having unambiguous legal and institutional frameworks, scaleup of institutional capacity, integrated service delivery, the sustainability of achievements and an enabling environment for women.

Keywords: Tenure security, Land right problem, Interventions, West Gojam, Ethiopia, Outcome, Challenge, Geographically, Women

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LIST OF ABBREVIATION

ACSI	Amhara Credit Service Institute
CCC	Community Care Coulson
CEDAW	Committee on the Elimination of Discrimination Against Women
CHAT	Cognition Hope Action Team
CSA	Central Statistical Agency
FDRE	Federal Democratic Republic of Ethiopia
GIZ	Gesellschaft für Internationale Zusammenarbeit
LA	Land Administration
LIFT	Land Investment for Transformation
LIS	Land Information System
NGO's	Non-Governmental Organization
RILA	Responsive, Innovative Land Administration
SLM	Sustainable Land Management

1. INTRODUCTION

1.1. Background and justification

In history, the land has been acknowledged as primary sources of prosperity, social status, and power. This correlation in many cultures between decision-making powers and the quantity and quality of land rights one holds as a basis for shelter, food, and economic activities. Also, the most substantial provider of work opportunities in rural areas and is a gradually scarce resource in urban areas. Indeed, the inspiration and capability to make the long-term investments in land directly depend on the protection or security of this rights which the idea of sustainable development relies significantly on both access to the rights and security of those rights (FAO, 2002).

Globally there is an apparent relationship between gender inequality, poverty, and the failure to respect, protect and fulfill these rights for women. The failure entrenches gender inequality by reinforcing women's dependence on men and prevents countries from finding of the sustainable and equitable path to development especially in developing world (Gomez, 2015). Many people in these countries including Ethiopia lack secure property rights and access to adequate resources, especially women 's access to over resources are disproportionately limited by socio-cultural factors. In these countries, the patriarchal cultures know men as *de facto* heads of households those have the most significant role in decision-making about resources at both the family and community level, women have only fewer rights (Flintan, 2003). Commonly the gender-based discriminations in laws, customs and practices cause severe inequalities in women ability to access and control and other natural resources, and limit their participation in decision-making power in land governance, from the household to local and national institutions (Daley et al., 2013).

However, many international discourses and human rights treaties covered the provisions to precaution of women's equal rights to land, property, housing and the economic resources to encourage sustainable living. This women's access to and control over productive and economic resources is considered as central to their empowerment and must be prolonged if gender impartiality is to be achieved. Experiences show that, different approaches might be existing for facilitating gender equityability of land and other resources, such as land reform programs accompanied by respective statutory and customary law harmonization and interventions strategies from various stakeholders through engaging in awareness raising programs, research, and advocacy; provide a free or low-cost legal aid (Ravnborg et al., 2016; Knox et al., 2007). Therefore the primary focus area could be the strengthening of property and contractual rights of women over land, and increasing their legal awareness about these rights (UN WOMEN, 2012). For instance, in Ethiopia, the struggle to mainstream gender issues at the national level is maintained by international donor organizations and NGOs have been very instrumental through addressing gender in their corresponding policies, agendas and implementation strategies (Rose & Subrahmanian, 2005). Also, at the local level, customary systems play a role in dispute resolution regarding land, by local governments and NGO's, as a means to deliver a service as an accessible and affordable way to the local community (Weinstein, 2001).

Besides of the effort made internationally and nationally in recognition of gender equality and equity, women in practice are constrained by different factors in accessing of the gender justice. It encompasses from institutions, economic and geographic factors, and socio-cultural values and attitudes all preventing women from the justice system. Specifically, women mostly have limited mobility and lack of financial means, low legal awareness and knowledge, gender biases and lack of gender sensitivity among justice professionals, and the difficulty of navigating the offices mainly due to the complexities of the justice chain. Therefore, tackling of those barriers to

women's access to justice has proved challenging, and as a result, there are high attrition rates regarding this (Marchiori, 2015). To address gender discrepancies, there should be devotion and resources to be assigned to determine the marginalization and increasing women's ability to access justice systems (Douglas, 2007). That an equitable justice entails both the exclusion of discriminatory laws and practices and assuring that women are enabled to claim their rights (Nussbaum, 2001).

Studies showed in different countries that, women who have been getting an equal justice in land and property right have better bargaining power within the family, better self-confidence, have a good social status in the community, maintained better education, health, and nutrition of their children and weakened of gender-based violence, etc. Therefore, strengthening of women's secure to land rights can empower them to reach their potential as citizens and as economic actors, and enable them to take control over their own lives (Landesa, 2012; Gomez, 2015).

This study aims to investigate the effectiveness of existing interventions for women's land right in Amhara regional state, the case of West Gojam zone, Ethiopia. Its focus was on organizations from governmental, non-governmental organization and community-based who's work concerns about gender, right, and justice. By doing, so women land right problems, its cause, the solutions and main challenges were identified as well as respondent's experience-based suggestion were taken for further consideration. The methodology was adopted from an earlier paper conducted in Uganda "Pathways of Justice and Equity in Land Administration and Dispute Resolution in Uganda." It is a joint publication between five Ugandan civil society organizations, Royal Tropical Institute (KIT) and the Centre for Basic Research. By using a common analytical framework about gender, rights, and access to justice approach they identify land rights failures and its causes and its process and outcomes of interventions. That study was aimed to develop context-specific strategies to address gender, rights and land justice failures of women in Uganda (Quintero et al., 2014).

Therefore, this study focused on the effectiveness of existing interventions for women land right security in West Gogam zone through a look at the formal land administration procedures and the justice system in the area. Then it has been compared with the situation on the ground, how the government, as well as the non-governmental organizations, address women's' land right problems. As indicated above, the analytical framework and questions from the Uganda study applied in this study, since it fit the aim of the study. By doing so, the findings from Ethiopia enabled to compared with the Uganda case and also other countries finding adding to the body of knowledge about women land right problems in Africa, its causes, solutions, and challenges.

1.2. Statement of the problem

Globally, gender inequalities in land rights are prevalent not only women have lower access to land than men also they are culturally considered as secondary land right holders through a husband. Consequently, women are at risk of losing the entitlements in case of divorce, widowhood or their husband's migration. Evidence also shows that women's land parcels are generally of smaller size and lower quality than men's (Gomez, 2015). Likewise, in Ethiopia, the majority of women especially those living in the rural area have limited access to land by their right. As a result, they are frequently food insecure, socially undermined and dependent on men (Visser.N, 1997). The primary challenge for efficient execution of women's right to land in the country is mostly attributed to the harmful cultural practices. Most of the women culturally have not a right to inherit land from their family, and the control of land during marriage falls generally under the control of their husband. Even the government authorities, especially at the lower administrative level they are very much hesitant to implement and enforce women legal rights (Tura, 2014). Women who claim their rights are assumed a troublemaker, and they are not acknowledged by this authority too. Because of this, some women settle their cases through the negotiation of elders and are often under pressure to take fewer benefits than they are formally entitled. Much of the problems arise from those harmful customary norms, the lack of precise regulation and enforcement mechanisms, costly

and lengthy process of the justice system is predominant (World Bank, 2006, Tekilu, 2005). Thus, many of efforts have been put into undertaking by government agencies, NGOs, development partners, and community groups through various ways like introducing joint titling, awareness creation programs, others with free legal aid service and so on. While some of the improvements are encouraging, much still needs to be done to address the deep-rooted women's discrimination over land and property (S. Pitamber, 2004). Therefore, this study has been investigated the effectiveness of the interventions for securing women's land right in study area Amhara regional state, Ethiopia through identifying women land right problems and causes, the outcomes and remaining challenges and then identifying requirements for further consideration.

1.3. Research objective

1.3.1. General objective

The main objective of this study is to investigate existing interventions towards securing women land right and identify basic requirements for further consideration for strengthening women's land right in Amhara Regional State, Ethiopia.

1.3.2. Specific objectives

- i. To describe the general background of the interventions
- ii. To investigate women's land rights problems and the Interventions
- iii. To investigate the outcomes and challenges of the interventions in addressing women's land rights
- iv. To identify the relationship of interventions in addressing women's land rights and the spatial distribution of reported problems

1.4. Research questions

Table 1: research questions

Specific objectives	Research questions
To explain the general description of interventions	<ul style="list-style-type: none"> i. why did they establish the organization? ii. When established? iii. Which categories of women come to seek an intervention?
To investigate women's land rights problems and the interventions	<ul style="list-style-type: none"> i. What types of problems are being reported? ii. What are the causes of those problems? iii. What are the interventions to address the problems of women's land rights? iv. How does the intervention address the cause of the problems?
To investigate the outcomes and challenges of the interventions in addressing women's land rights	<ul style="list-style-type: none"> i. What are the main achievements of the intervention? ii. What are the key challenges faced during the implementation processes? iii. As a result of the outcome, what considerations are needed for inclusion when securing women's land rights?
To identify the relationship of interventions in addressing women's land rights and the spatial distribution of reported problems	<ul style="list-style-type: none"> i. What are the geographical areas where interventions in addressing women's land rights have taken place? ii. What are the type of reported problems, and their frequency, in different geographical parts of the study area? iii. What is the relationship between geographical distance, interventions, and women's land right's problems? iv. What is the implication for future interventions in securing women's land rights?

1.5. Chapters overview

The thesis is divided into six chapters, of which this introduction is the first chapter. It provides an overall introduction to the study regarding the land value, discrepancies in women land right, international and national efforts in the inclusion of gender justice, and others furthermore the research problem and objectives are presented.

In the second chapter - the literature review, different theories, and concepts on women's land right, tenure security, problems of gender justice and strategies to overcome the problem are stated from different scientific works worldwide.

Chapter three includes the research methods that were used for data collection and analysis as well as a study area in which this research took place.

Chapter four presents the result of the study obtained from the case study area West Gojam zone. The content comprised of all required data that could help to answer the research question so that the analysis presents inappropriate graphics, table, and text in the summarized form.

In chapter five the discussion session covers the similarity and difference in other earlier findings conducted in different countries regarding women land right and justice.

The last Chapter six present a conclusion and recommendation by reflecting on the answers to the questions posed were summarized. It relies on the findings recommendations that evolved from this research that can be applied in the field for strengthening of women land right in the area.

2. LITERATURE REVIEW

2.1. Women access to land in Ethiopia

In Ethiopia, both formal and customary law governs land rights even though, the customary law applies mostly in some parts of the country such as Afar and Somali regions. The legal framework on land covers the federal laws which are the civil code, the 1997 rural land law as revised in 2005, and the 1993 urban land law as revised in 2002 and other regional laws and directives. These legal frameworks instruct that all land be possessed by the state but the usufruct of tenure as the private individual, communal for rural lands and condominium and lease system for urban lands (Deiningner et al., 2010; FAO, 2017).

Women's land rights in Ethiopia are espoused through various progressive human rights policies and laws at international, regional, and country levels. Moreover, the Federal Democratic Republic of Ethiopia (FDRE) constitution identifies gender equality (FDRE Constitution, Arts. 25, 34, 35 and 40). Following the land law as a basis of women's rights to land, gender perspectives in the land matter is based on the strategic guidelines developed by the Natural Resource and Land Use Administration Authority at the regional level. However, there is no national agency entrusted with land administration, and therefore, responsibility for land administration has been delegated to the regional governments. The current source of land rights is the land redistribution program takes place in 1991–1996 in the country. This program was carried out in Amhara region by 1997 based on age and sex. A woman over 18 years of age and a man over 24 years of age were entitled to this allocation (Gioverelli & Lastarria-Cornhiel, 2006).

Furthermore, the Amhara regional state presented the Land Use and Administration Proclamation in 2000, about land tenure conditions to use, bequest rights, and land division. This guideline designated the detail of tasks and responsibility of actors for land registration process (Teklu, 2005; FAO, 2017). However, these formal frameworks provide essential safeguards for women's land rights encounter a challenge when it contradicts with the negative cultural perception prevents women from access to their land right and might be a barrier for the progress of gender equality and economic development in the region (Hannay et al., 2014).

2.2. Dimensions of women land right

Rights to land are various and, in practice, multiple rights to an object can be held by several peoples or groups, and this has given rise to the idea of the “bundle of rights” states to right to own, use, control, transfer, exclude, inherit and make decisions about land and related resources. Therefore, the rights of access to land can take the form of; a) use rights that the ability or permission to have an asset such as grazing, growing crops, etc. b) control rights implies of the better levels of power including possibly administration such as decisions on how the land should be used and to benefit financially from the sale of crops, and any exclusion c) transfer rights is that the right to sell or mortgage the land, and to move use and control rights. In practice, however, the definitions are often not clear-cut; men and women can get benefits from land even without having of the full land ownership rights (Lastarria, 2002; Gomez, 2015; Meinzen-dick, 2017).

Nowadays, there is an increase in recognition of the importance of land rights for development. Among this women's land rights are a central concern, due to their importance for development outcomes, the human rights agenda, and women's empowerment. It is also supported by the international human rights frameworks, particularly CEDAW. There is also an explicit mention of gender equality about the bundle of land rights and the meaningful participation and protection, of women in land law, policy, and implementation (Wickeri and Kalhan, 2012). Despite the international protections, however, women's land rights must be seen in the context of broader marriage and family law, along with local-level customary practices and socio-cultural norms. Without protections in these areas, women can experience insecure about this land right and vulnerable to any dispossession in the case of widowhood,

divorce or migration of the husband. It can also leave the women with access to only marginal and poor-quality of land (UNCCD, 2011; Berge et al., 2014; Odgaard, 2003).

2.3. Understanding of women tenure security

The period we are in is transformational for women's legal rights, almost in every country, its scope is intensifying. However, for many of women, the laws that were, written on the paper might not be adequately implemented on the ground due to different reasons such as the contradiction with the customary norm, interpreted by actors, or any shortages in human power, material or others. However, committed exercising of legal and justice systems are necessary for women to realize their rights as promised by law (UN Women, 2011).

Therefore, the security of land tenure indicated that, the perception of free from any fear of exclusion of the property. The owner can use the land, invest in it and obtain the benefits of those investments for an extended period (Place et al., 1994). In a sense, a woman's land right is secure in the presence of clearly defined, long-term, enforceable, transferable, and legally and socially legitimate right and her ability to exercise the right should not require an additional layer of approval than the women. Secure tenure women are not vulnerable to changes either in marital status or the community. In another hand, a woman's right to land is not secure if she may lose it upon divorce or widowhood, when the leader of the community changes, or when the land in her community is acquired by an investor (Hannay et al., 2014; Giovarelli & Richardson, 2016).

Even though, in practice, the majority of women who can access to the right to land and property is mainly dependent on natal and marital relationships. Women may be disposed of the rights in a situation of some changes in their marriage or the leader of the community. Those interventions must focus not only on women's rights to access land but on the cultural and social factors that constrain women from gaining of secure rights, which should not be dependent on whatever her status (FAO, 2007).

Experience has shown that woman who has secure land rights more capable of economic access through critical markets and social access through a non-market institution such as household- and community-level governance structures. A direct economic benefit is derived from the land due to its values as input for agronomic activity and enterprise growth, can be used as a source of income from rental or sale, and can provide collateral for credit and others (Giovarelli, 2011). For example, in India women who have secure urban tenure in India have higher self-confidence and enabled to participate in local committees and governance structures, and can invest in their land (Baruah, 2010).

2.4. Discrepancy in progress of gender justice

Gender justice described by Spees (2004) is that, the security and advancement of civil, political, economic and social rights at the heart of gender equality. It requires taking a gender outlook on the rights themselves, as well as the consideration of access and impediments to the gratification of these rights for women, men, girls and boys and implementing gender-sensitive approaches (UNIFEM & ILAC, 2004). Furthermore, Fraser (2008) defines gender justice as happening on the attainment of redistribution, recognition, and representation of women's rights. These three categories are interlinked and interdependent and, they can emphasize the key impediments and opportunities for gender justice processes and the outcomes. This gender justice is achieved at the intersection of all three's and requires women's empowerment in all spheres.

According to Fraser's (2008) the three dimensions of gender justice explained:

- Recognition: refers to the acknowledgment of one's identity essentially to who counts as a subject of justice
- Representation: relates to who can contribute to politics and decision making in local to transnational levels concerning land and related development projects through reframing of land rights within the political landscape to address gender injustice, socio-economic inequality
- Redistribution: refers to the process of a deliberate rebalancing of land rights and resources for people, and between

men and women in addressing the unequal control of land and property

According to FAO (2010), gender inequality in land rights is pervasive and culturally called a secondary land right holders, implies that they embrace these rights through the husband. Women thus risk losing of entitlements in case of divorce, widowhood or their husband's migration. Evidence also shows that women's parcels are generally of smaller size and lower quality. The challenge of establishing land rights for women is a result of the lack of recognition of women's inherent and existing rights to land independently of men and other social relationships (Nelson and Stathers, 2009).

A women's access to land and property are vital to their livelihood and empowerment; the truth remains that in various parts of the world these rights are often not shared equally among men and women, and are usually abused and given inadequate fortification and enforcement mechanism. The difficulties which women prevent from well enjoying these rights are complex, and context specific. It ranges from insufficient legal requirements and execution of laws to biased social norms, perceptions, and programs which taken together result in vast inconsistencies in development outcomes (Gomez, 2015).

Marchiori (2015), stated that the readily available and affordable legal advice and representation to provide access to justice is a prerequisite for both men and women. However, in many cases even when equitable laws and systems are in place, individuals may be unable to exercise and protect their rights in practice as they lack the knowledge or the resources to access and navigate the justice system. In this way, women are at the most disadvantaged group, given that their literacy rate, access to information, legal awareness and access to economic resources are lower, on average, and that socio-cultural barrier often stifle their ability to resort to justice to protect the rights.

2.5. Causes of women land right failure

Secure of land rights impart numerous benefits for both women and men. However, various complex concerns continue to prevent women from getting the value of the rights. These barriers may arise from the legal and regulatory structures and institutions, as well as the deeply entrenched harmful cultural norms. Moreover, women's limited access to education and resources have discouraged many from attempting to women access to right (Hanstad et al., 2010). For instance, the laws and regulations may explicitly discriminate against women to their property and land right may be a result of overlapping with other customary law or laws may not define the rights for women results open for interpretation by actors. Even where law and policy are not discriminating, the implementation and enforcement become limited or even where the laws are defined, frameworks that guide the operation might inadequately reproduce the rights assured by the law (UN WOMEN, 2013).

Therefore, the legal conditions for gender equality in land rights lonely might not be a guarantee in absences of other conditions like sufficient enforcement, the language of the legal terms, implementation procedures and sometimes even the tenure documentation itself missed an extra line for recording women spouse. For example, the 1994 South African Land Reform, the 1988 Comprehensive Agrarian Reform programs in the Philippines, and the 1994 Land Titling programs in Laos all faced troubles in this respect (FAO, 2010).

Generally, according to the synthesis report from International Land Coalition's network (the group of Rwandan NGOs, Kenya Land Alliance and others) about the cause of women land right problem the persistent patriarchy and articulated in stereotypes which creates legal, political and economic constraints to women, discrimination in both statutory and customary law, the access to land in rural areas is often ruled by local leaders who reproduce and reinforce gender biased, women themselves lack of awareness about their rights, also there is no enabling environment and little political will to promote women's land rights, the lack of

collaboration among various ministries and lengthy, costly and complicated procedures to access land and justice which all contributes to the problem (Daley et al., 2013).

2.6. Emerging approaches in inclusion of gender to land right

The raised gratitude of the role of women in the economy has led to the increasing perception of the need to address many problems to women's secure to land rights. It is crucial not only to address formal legal rights but also to take action to make that right tangible for women on the ground. Eliminating those barriers will allow women to be full participants in the economy (UN WOMEN, 2013). Many struggles have been put into tackling of women's land rights by governments, NGOs, development partners, and community groups. While some of these improvements are encouraging, much still needs to be done to address women's rights (Namubiru-Mwaura, 2014). For those working on rights requires to engaging in a continuous manner with the different ground of social-economic, cultural backgrounds, as well as between various institutions with authority to enforce such rights (Spichiger et al., 2013).

Marchiori (2015), stated in many cases even when equitable laws and systems are in place, individuals may be unable to exercise and protect their rights in practice as they lack the knowledge or the resources to access and navigate the justice system. In this way, women are at the most disadvantaged group, given that their literacy rate, access to information, legal awareness and access to economic resources are lower, on average, and that socio-cultural barrier often stifle their ability to resort to justice to protect their rights. However, this "capacity gap" can be addressed by providing quality, affordable and gender-sensitive legal aid and other forms of legal assistance, including governmental legal aid programs, legal aid clinics set up by civil society organizations. This legal aid and legal assistance programs with a focus on women's access to justice have been implemented in some countries, and have yielded positive results. For instance, in Bangladesh Rural Advancement Committee provides legal education and legal advice to women, and has helped women lodge and pursue inheritance claims and denounce illegal marriage, polygamy, and cases of dowry.

2.6.1. Project interventions

In the past, some foundations of the institution have become involved in curricula to advance women's land rights, range from government institutions to civil society organizations to donor agencies (World Bank, 2005). According to UNDP (2006), several NGOs have been of great support to women in Africa regarding land rights. They use diverse strategies to help women through, educate members of the communities, assist women with land claims, and work with local leaders to bring about change about land disputes.

A good projects designs are tailor-made to women's requirements through incorporating the local women's in project cycle helped to identify various rights, needs, barriers, preferences, and opportunities for women. For example, in Zambia, the Justice for Widows and Orphans Project, has founded community-level advice groups for women, including training in property law and the writing of the will. In Cameroon, NTANKAH regular radio programs on land and housing issues allow listeners to call in with questions and debate cases in order to raise public awareness, and also International Federation of Women Lawyers (FIDA-Kenya) carry out advocacy and civil litigation on women's land rights, their activities include research, training of community, paralegals, and extension of legal awareness (Augustinus and Deininger, 2005; UNWOMEN, 2013). Additionally, Zambia, KATUBA has developed an alternative dispute resolution process using paralegals from the Zambian Land Alliance who work with women to seek resolution using either customary or statutory law (HUIAROU COMMISSION & UNDP, 2014).

Moreover, a community-based organization involved in mobilization of grassroots women, capacity building activities, building agreements and collaboration with the government to gain legitimacy. These interventions helped to create a situation where women were more likely to be able to access land and enjoy relatively secure tenure. The group solidarity enabled to obtain credit for further investments in their land, perhaps advancing

production, income levels and eventually, standards of living (IIED, 2017; Leach, 2016). For example in Ethiopia, a women associations such as women entrepreneurs, the Ethiopian midwives, and the national handicapped association that work at grassroots level they help women through life skill training, credit, and support women to advance their leadership skills, whose concern generally lies in addressing the specific needs of women (Women Watch, 2003).

Many efforts have been put into undertaking by government agencies, NGOs, development partners, and community groups many of changes to strengthen women land right are encouraging. Experiences from Mozambique women association shows that, with the support of ActionAid and its partners, grassroots women have improved their organizational and agricultural skills, resulting in better tenure security and empowerment. Instead of failing of their right instead they are now able to defend their land and negotiate with companies to ensure community benefits, they have also improved their food security by collaboration with organizations, leads to increased productivity and diversification (Ministry of Foreign Affairs, 2016). Also, the Ethiopian Women's Lawyers Association made a substantial changing in laws and policies that were influencing women's human rights by promoting for the concrete operation of human rights and the gender equality provisions stated in the Ethiopian Constitution 1995, contributed to the revision of Family Code (1960) and Penal Code (1957). To this effect, discriminatory laws were canceled, and the laws were amended with articles that promote equal rights of women to men and protect women from gender-based violence, this enables women nowadays to be a primary focus area in all aspects of social, economic and political issues of the nation (Byron & Örnemark, 2010).

2.2.2. Government interventions

The most critical intervention for women land right security is driven by the government agency due to the political position and enforceability ability. The advocating secure to the land right made by the government might be through different tactics such as policy reforms, land reform programs, creating public awareness and others. At the national level, many countries established women's offices, usually assigned to ministries, which promote gender equity. These offices have dealt with fundamental legal rights, such as general equality clauses in constitutions and civil codes, lobbying and supporting gender equality clauses in family and inheritance laws as well as in such land legislation as land reform and titling laws (World Bank, 2005).

The government intervention by land titling can take place by women's co-ownership of land with their husbands, or complete ownership for female-headed household's. For example in Ethiopia, a government-sponsored land certification program, was aimed at endorsing gender equality, used joint land certificates using a photograph of both spouses (World Bank, 2011). This process of reconciling land titles provided the chance to encompass gender equality (Byron & Ornemark, 2010). Thus, the land titling gives a legal acknowledgment of this rights by the state in which considered to be the essential tool for providing of secure to land right in most cases (Atuahene, 2006). The proof of land right ownership can be seen as a legal guarantee to any uncertainty, vulnerability, and fear of disposition for many women. The security of tenure, in turn, can contribute to encouraging investment to land, dispute management system, access to credit and so forth (Domeher & Abdulai, 2012; Pawar Alka Gajanan, 2015).

In another way, the land redistribution technique was applied in different countries to ensure women equal access to land, a way to either reduce inequalities in landholdings or grant more productive lands to women. For example, this technique has been applied in Algeria, Ethiopia, Guinea-Bissau, Japan, the Republic of Korea, Libya, South Africa, Taiwan, Zimbabwe (Odeny, 2013). Moreover, regarding law reforms, India was passed inheritance law which radically increased the number of women inherited to land, explicitly, when daughters have approved coparcenary bequests in joint family property due to an amendment of the Hindu Succession Act (Deininget et al., 2010).

However, securing of women land rights is challenging even countries where legislation that protects women's rights exist, there is the issue of unsuccessful completion of the laws and policies by the agencies held with that duty. Thus, gender-neutral initiatives often serve to compounded biased activity that women face about their land rights. Moreover, the gaps in institutional and human resource capacity and budgetary allocation are a significant challenge for proper implementation of frameworks and guidelines, the lack of participation of the communities leads to confrontation to execution thus framework and directions to the local level. Therefore most of the land policy development are top to down with little or no coordination or harmonization of policies even across sectors. As a result land policies have failed to deliver a broader ranging guidelines that take into account fully the concerns of women (ACORD, 2011).

Therefore, the more effective intervention requires collaborations between different stakeholders. There is a need to encouraging social movements, NGOs and women's groups involved in land and property sector. In addition to this, land professionals, development agencies, and academics need to be involved in providing more actively in the planning, implementation, monitoring, and evaluation of women's security of tenure (UN-HABITAT, 2010). Failure to include gender in project assessment and design can limit the project's ability to discourse gender injustices, and sometimes continues or aggravates them. Those projects that included the information and concerns of local women in the design phase had significant outcomes (Cambodia, Namibia, Laos Phase II, Philippines) (Gioverelli & Lastarria-Cornhiel, 2006). Experiences show that the utmost means of realizing viable gender equity and gender-related impacts are training, education, information, and awareness across all levels of the society (World Bank, 2005).

Moreover, the emphasis in land administration activities has usually been on the technical and legal constituents, without considering the social, economic, or environmental impacts of these activities on gender aspects. The lack of evidence on gender at the beginning and throughout the project cycle can lead to limit women's economic and social opportunities. The data is beyond the number of titles bearing women's names; it is about all realities of the family and society of women. The project must also be aware of the formal law and customs related to the intrahousehold property. Recognizing gender as an issue from the beginning will allow better monitoring and assessment of intervention impacts and will enable the required financial costs and the needed expertise for programs to be included (World Bank, 2005).

2.7. Analytical framework

The framework as already introduced in chapter one is about the chain of justice by considering gender and rights to understand injustices within the land administration (shown in figure1 below). It can be described as women's conditions before and during a rights failure and after a decision made by the duty bearers. This path generally from the causes of the problem and later the problems itself, those of women having an awareness on both the requirements for the right claim and the concerned duty bearer they might be forward to claim the gender justice. This claim is ultimately reported to the duty bearers (government, NGO, community) who have a responsibility to address women land right problems by their interventions. The tackling of the women land right problem, in turn, can result in different outcomes reflected as freedom, participation, equity, and dignity of women. The important thing needs to be considered here is women along each path constrained by various factors including the physical inaccessibility, justice steps and process, culture, the media, and others. Therefore, the focus of this study is on institutions shown in the middle of figure represented by the "duty bearers" including governmental, NGO's, bilateral and community organizations thus all who have a role in gender, right and justice in case study area. As such, the data was collected based on the organization's responses about the women land right problem, cause, interventions, outcomes and remaining challenges after or during the execution of their interventions by using this analytical framework.

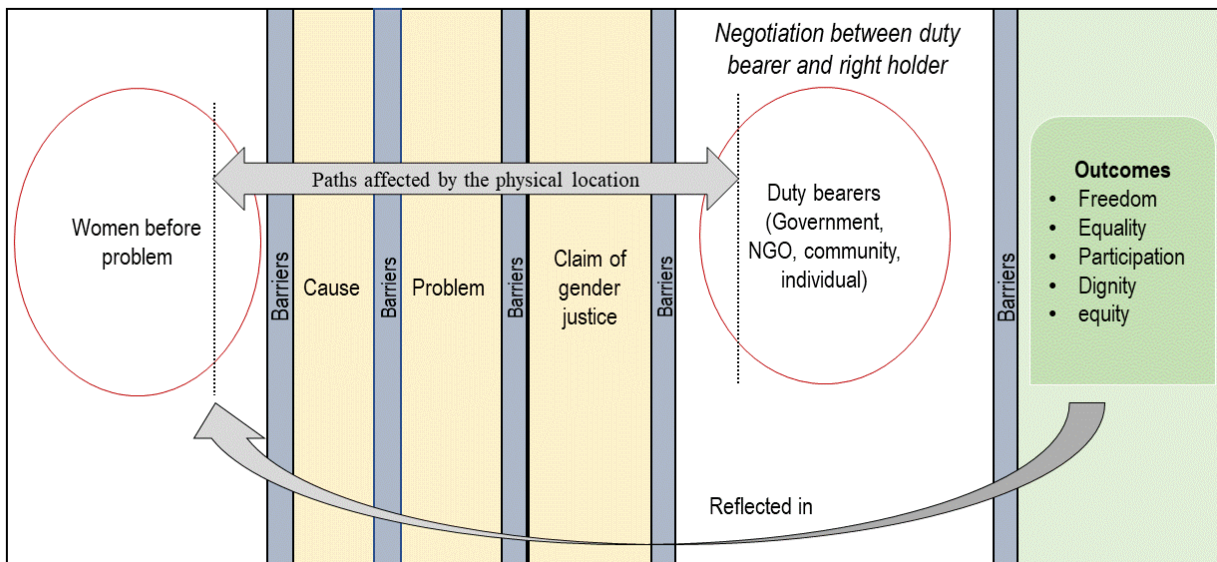


Figure 1: Adapted from chain of justice analytical framework (Quintero et al., 2014)

3. METHODOLOGY

By having a theoretical setting for the work in literature, this chapter presents the necessary steps which have been applied for answering the research questions. It explains the rationale how was the process of research make possible all the steps and with specific justifications why the methods were selected by giving a complete notion on how the research study stems from the selection of study, the collection of data, up to analysis of the data in a manner to achieve a relevant result and communicate findings.

3.1. Description of the study area

The country of Ethiopia is a Federal government with nine ethnically-based administrative regions and further subdivided into 68 zones and two city administrations which subdivided up to kebele (village) administration (as shown figure 2 below). From this administrative division, the higher legislative powers are given to the regional states and city administrations related to all land matters and responsibility to take own actions without contradicting of the national enacted land law and policies (Deiningger et al., 2010).

The study region called “Amhara regional state” is one of the nine regions (as shown in figure 3), it has 10 zones and has an estimated area of 170,752 square kilometers and a population size of 17,221,976; of which 8,641,580 are men and 8,580,396 women, according to the 2007 census of Central Statistical Agency of Ethiopia (CSA). From the region of Amhara one of its zones called “West Gojam zone” have taken for the case study which has a total population of 2,106,596, of whom 1,058,272 are men and 1,048,324 women; with an area of 13,311.94 square kilometers based on the 2007 data of CSA. In this zone, the proportion of the population living in rural and urban settings are 92% and 8%, respectively. Also, ethnically consists of mainly Amhara, others made up of only small in number. The first language spoken by the people is “Amharic,” and the Ethiopian Orthodox Christianity practiced as predominant religion (FDRE, 2016).

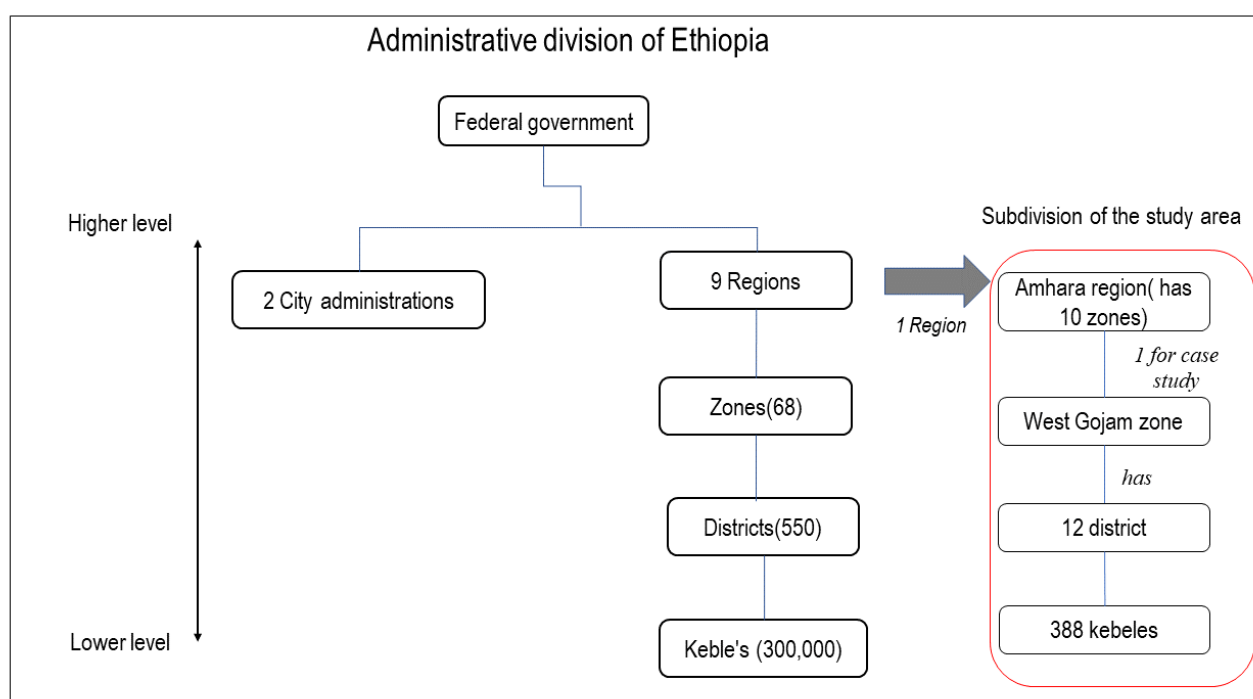


Figure 2: Administrative division of Ethiopia

The reason for applied a case study was to collect an empirical data from the field in detail manner since, by its nature a case study allows the researcher to exploit a diversified method of data collection enables to ensure a data validation through triangulation ((Denscombe, 2007; Orodho and Kombo, 2002; Kothari, 2004). Therefore, the case entailed women's land right problem, cause, solutions undertaken by stakeholders from government and non-governmental organizations which enabled to find out the conditions of women in the area including the intervention outcomes and remaining challenges. Thus, essential experiences stakeholders took considered as the best requirement for further strengthening of women land right.

Therefore, the study was conducted in one of the zones from Amhara regional state “West Gojam” as shown in figure 3 below. This area was chosen because the region has almost homogeneity across all zones by the culture, religion, language and also the government administration system due to the autonomous power of the regional state relies on similar directives which are applied to all of the ten zones. For this reason, the researcher chose one of its zone “West Gojam zone” based on the accessibility to the data collection. Moreover, thus most of the NGO’s and associations are found in this zone due to its geographical location is near to the capital city of the Amhara region.

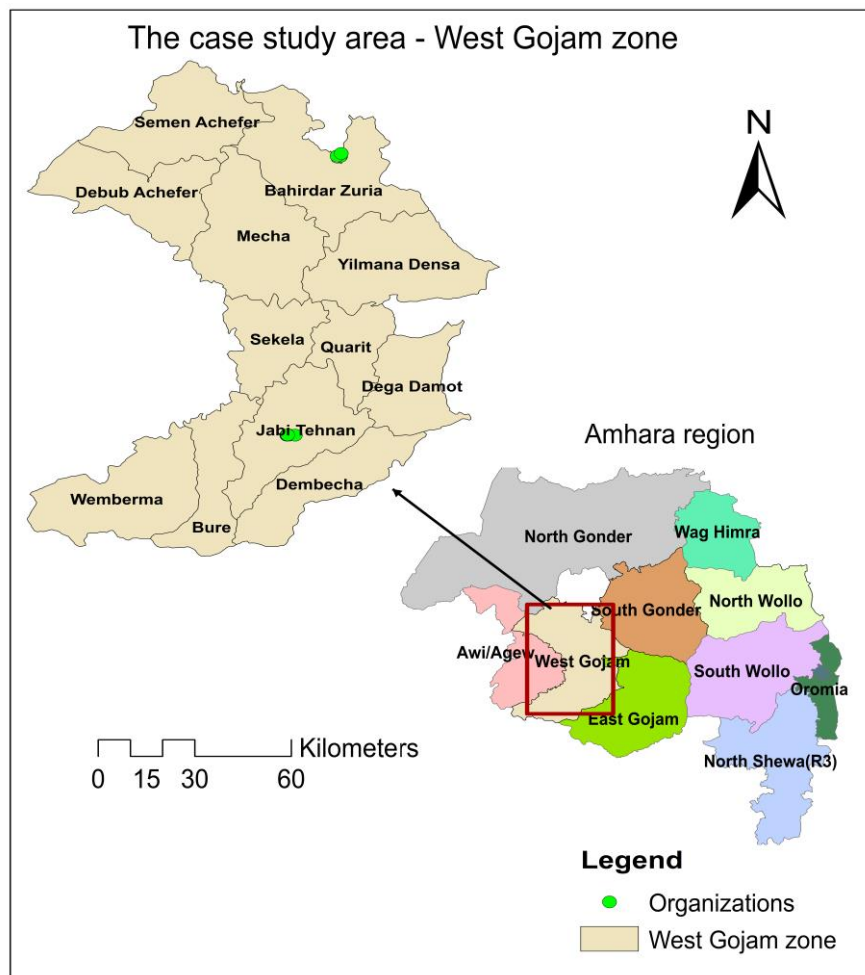


Figure 3: A map showing the case study area

3.2. Sampling strategy

A purposive sampling strategy has been used, which involves selecting of key respondents concerning their roles in land administration and justice and their experience on the subject of the study. The respondents chosen were the most senior staffs from the organization believed to get the most relevant data from the field. Therefore, these respondents included the four organization types governmental, bilateral, NGO's and community associations listed as follows:

Governmental

- i. Rural land administration and use
- ii. Public prosecutor
- iii. Public grievance
- iv. Women and children affairs
- v. Administrative Council
- vi. Town development and house construction
- vii. Police directive, women/ children supportive sector
- viii. Regional LA/gender affairs sector

Association

- ix. Amhara development association
- x. Amhara women association
- xi. Ethiopian women lawyer association

NGO's

- xii. World vision jabi tehnan area program
- xiii. GIZ(Gesellschaft fur Internationale Zusammenarbeit)

Bilateral

- xiv. LIFT (Land investment for transformation) and REILA (Responsive, innovative land administration)

3.3. Data collection method

Data collection tools were structured interviews, focus group interview for primary data collection and documentary review for secondary data which covered organizational working papers, reports, and web literature. Questions were both open-ended and close was guided by interview schedule. During interviewing and focus group discussion, the researcher has been taking a note actively. Also, there was audio-recording for later revision. The data was written under the theme, which helped the study to found easily for data analysis.

3.3.1. Structured interview

The structured interview was conducted as person-to-person interaction directed by a predetermined set of questions, which had helped to get consistent information assured the comparability of data collected across the organizations. Those data from the different organization allowed the researcher to understood deeply on aspects of women land right in place (Kumar, 2014).

3.3.2. Focus group interviews

A focus group interview is the same with a structured interview; the only difference is that the number of respondents involved here is more than two persons. The perceptions and experiences of respondents from an organization who have knowledge in common about women's land right and interventions expressed their opinions while discussed these issues (Kumar, 2014; Neumann, 2000). The interviewer role was facilitating and stirring of the discussion, taking notes and recording. Later the write-up showed for any correction and confirmation by the members.

3.3.3. Secondary data

A theoretical base of the study is built upon the secondary data about women land right and interventions in different countries. The sources of this data include different scientific works, i.e., journal articles, books, conference papers, web information and organizational working paper and reports were an excellent source which this study is built.

3.4. Method of data analysis

A mixed research approach was applied which allowed exploring the natures of women tenure right and interventions adequately in the study area. By using both qualitative and quantitative data helped to analyze and interpret in the better answering of the research questions. The strengths of having both qualitative and quantitative approaches are enabled to have the most significant understanding of the study (Cresswell, 2009). Therefore, the methods were combined to minimize their limitations while making use of their respective strengths.

The process of data analysis started from structuring and bringing a logical order of the vast volume of data collected. By doing so, the summary of information from respondents had analyzed using a descriptive statistic such as frequency, percentages and cross- tabulation to obtain quantitative information; its result has been presented in tables and figures then the interpretation of results covered by appropriate comparisons method. The qualitative way has been used to interpret thematic data's which enable to categorize, summarized of concepts. Another is a spatial analysis has been used using an Arc GIS software to show the spatial distribution of reported problems and intervention location. Inputs were taken an intervention location and reported problems location of the case study area West Gojam zone.

3.5. Ethical consideration

The data collection process was careful to ethical conducts from the first place; the support letters were sent to all proposed organizations that stated the nature and purpose of the study aimed for academic purposes and its contribution of researching for further strengthening of women land right in the area. The support letter also underlined the organizations were not under an obligation to participate. Thus, volunteers have been informed the instruction on how to approach the question. Moreover, the researcher was acutely aware the data collections would not cause any unwarranted harm to any respondent and by the outcomes of the study.

4. RESULTS

This chapter covers the results of the study regarding the existing interventions towards strengthening women land right from the duty bearers, in this case, four organization types governmental, non-governmental, bilateral and community-based organizations. So that, the data was obtained through a structured interview, focus group interview and documentary review of records kept by the organizations in West Gojam zone, Fenote Selam town, and Bahir Dar city. In the session, the general background of the intervention, women lands right problems, the cause of the problem, interventions from the organizations, the outcomes, challenges, and lessons learned as well as considerations for strengthening women land rights and the relationship between interventions location and problems distribution are presented.

4.1. Organizational roles in inclusion of women land right

This subsection highlights the general organizational role of the fourteen respondent organizations in study area West Gojam zone shown in the table below which are key stakeholders in implementing of land, right and justice issues for both men and women through directly charged in or through one of the gender streaming sector. So, the table includes the name and type of organization, year of establishment, the aim of the organization, partners during execution of intervention, intervened women category by marital status and education level, and intervention priorities.

Table 2: Organizational profile

Organization “A”	Year “B”	Aim “C”	Partners “D”	Intervened women category “E”		Intervention priority “F”
				Marital	Education	
World Vision (NGO)	2007	Support basic needs of women, children in areas of education, food security, health and others	Women Affairs, Finance, and economy, justice, council	single, divorced and widowed	illiterates and lower grades	poor and female-headed
women lawyer association (Association)	2001	Upgrade the legal skills of practicing lawyers along with provision of free legal aid	justice Police, Court	widowed, few of divorced	illiterate, and up to secondary	Poor women, patients (HIV)
Regional LA/gender affairs sector (Governmental)	1994	Attain gender equity and equality in land right as very other citizen	Justice, Court Women affairs, Police, LIFT, IFAD	single and divorced women	illiterate	old women and children’s
Amhara women association (Association)	1990	Realize gender equality, equity and enable being	Land administration,	divorced and widowed	illiterates, some literate	very Poor women and patients

FURTHER CONSIDERATIONS FOR STRENGTHENING WOMEN'S LAND RIGHTS. THE CASE OF AMHARA REGIONAL STATE, ETHIOPIA

		an active participant in development	Justice, Court, World vision, Police			
Women and children affairs (Governmental)	2003	Realize gender equality in all aspects through addressing the right failure	Land administration Justice, police, Court	divorced, widowed	illiterate, Primary, secondary	old, poor parentless child, patient
Public grievance (Governmental)	1992	Support public organizations for the best achievement, thereby addressing right failures	Land administration, Women affairs Justice, police	divorced and widowed	illiterate	Poor woman, old, children
Public prosecutor (Governmental)	1994	Being on behalf of society, taking into account both the rights of the individual and the effectiveness of the justice	Land administration, Court, Police Women affairs	Divorced and widowed	illiterate	Poor women
Police, women/ children supportive sector (Governmental)	1942	Fortification of life and property, enforcement of the laws in which directly charged	People, Justice Local soldiers, church	divorced, widowed, single	illiterate	based on the issue
Town development and house construction (Governmental)	1994	Advancing the people by intensifying investment, accelerating workable and integrated urban development	Women affairs, Trade and transport, Micro and Small enterprise	widowed, divorced, single	all groups	old women, disabilities, investor, and associations
LIFT& REILA (Bilateral)	2014	Support of the rural land administration by technically and financially to increased the tenure security and investment	Women affairs, Land administration, ACSI, business and economy	married and single	More illiterate	Equal service

FURTHER CONSIDERATIONS FOR STRENGTHENING WOMEN'S LAND RIGHTS. THE CASE OF AMHARA REGIONAL STATE, ETHIOPIA

Rural Land Administration and use (Governmental)	1994	Administer rural land rights of farmers, investors, and institution and determine the use of land based on study	Land commutes', Women Affairs Police, Court, REILA/ LIFT, SLMP, IFAD	divorced, widowed and few married	illiterates	old women, parentless children, and disabilities
Amhara development association (Association)	1991	Boost self-development of the community in areas of health, education, and others	Local administration, Women association, Self-help group	Widowed	Some literate, illiterate	Poor, widows
Administrative Council (Governmental)	1994	Safeguard to public sovereignty and building good governance through creating a responsible council	Women affairs Land administration, municipality, court communication	divorced, widowed and few married	majorities are illiterate, few literate	Poor women
GIZ(NGO)	2009	Promoting economic growth with the priority areas of market-oriented training, sustainable land management	land administration, agricultural office, communities & other	Single, widowed	All category	poor, and based on the intervention

i. Types of organization

The column A in table 2 “organization” is summarized in the type of organization in figure 4 below.

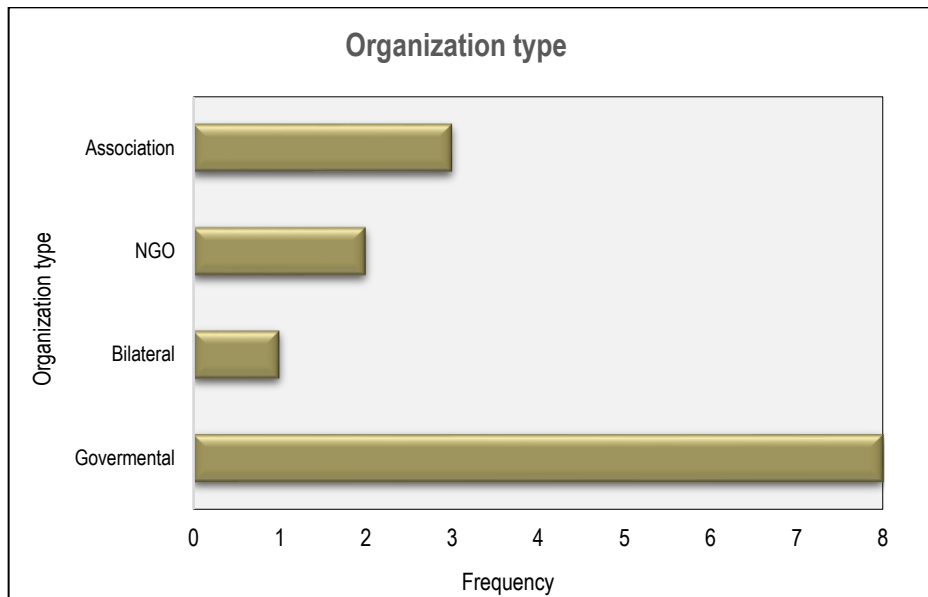


Figure 4: Types of organization

From the figure above, the majority of organizational type are governmental about eight, since they are primary stakeholders in achieving the land rights issue. The next portion occupied by community-based associations about three in number and the rest of two are NGO’s which are GIZ and World vision, and one bilateral are available in case study area.

ii. Year of establishment

Under column B of table 2 “year” shows the establishment of the organization. It can be seen in three categories, the first old governmental organization by 1942 and the second rank associated to the emerge of the current government FDRE around 1991 by this period the majority of a governmental organization was established implies before the first level certification (the first level certification was between 2000-2005). The most recent period is between 2001-2014 are the NGO’s, bilateral and one governmental organization refers to during the first and second level certification.

iii. Aim

In column C of table 2 “aim” of organizations which shows similarity in goal is that to create a hunger-free society once through realizing tenure security and better investment and others with the provision of basic needs. The two NGO’s and one more association are working on servicing of women basic needs in areas of health, education, and others. This intervention might not be a direct land right issue but can be seen as necessary things to educate and empower women for the use of their right. It implies granting of access to land by itself is not enough rather it should also have another enabling environment like access to basic needs and other resources such as financing, technology, and training and infrastructure like roads that all contribute to women for a better capacity to produce, manage, and upgrade themselves. Also, the NGO’s have a link to community leaders and land sectors by training and material support. Others eight of governmental are directly charged to land issues through decision making, enforcement, implementing, etc. The bilateral LIFT and REILA provide support for the secondary certification by financial and technically. The rest associations especially women and lawyers directly stand for all forms of women socioeconomic and political rights. However, the NGO and community association have restricted responsibility due to the political system of the country, for example, NGO is not allowed to involve in land matters such as land

rights advocacy directly but still participated indirectly for the sick of helping of the poor people(women) for the security of land right.

iv. Partners

As column D of table 2 shows partners during an intervention involved in forming of women groups, mobilizing the community, and finding a sponsorship, as the basis of tenure information and dissemination of information, others by arrange trainings and forums, facilitation in secondary certification and in somehow a few of them do a free legal aid, training related to law procedures/justice referral system. Distinctively, the court gives a final decision on reported problems, also enforcement made by the police force. Similarly, only one partner ACSI (Amhara credit service institute) participate by allowing a loan for certified women.

v. Intervened women

Column E in table 2 “Intervened women category” based on women marital status, and education is summarized in figure 5 and figure 6 below.

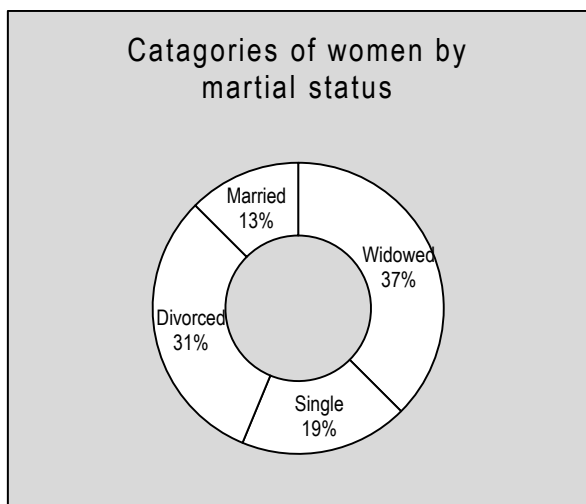


Figure 5: Women categories based on marital status

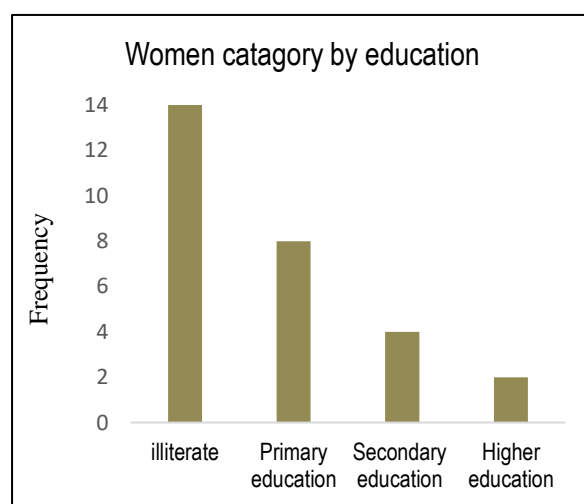


Figure 6: Categories based on education

- a) Depend on the data got from the fourteen-organization on the intervened women were identified based on categories of education, age, and marital status (but not necessarily represent the total number of women in the study area). According to this, majorities of the organization responded the most reported women category was martially widowed it accounts about 37%, and next ranked divorced and single women. As they said a woman without a husband relatively, have not respect from the society. As a result, many of them are faced a different form of gender-based violence.
- b) Also, these women have low educational level mostly illiterate and a few of secondary and primary education. As this tells women with illiteracy are more prone to the right failure than literate women (as figure 6 represent). Literates may have a problem to some extent, but they are in better situation relatively to illiterate women. Regarding age, there is no significant difference in the organization, women of all age are come to report about the land rights issues.

vi. **Intervention Priorities**

Column F in table 2 illustrates the priorities of intervention for women as it summarized in figure 7 below.

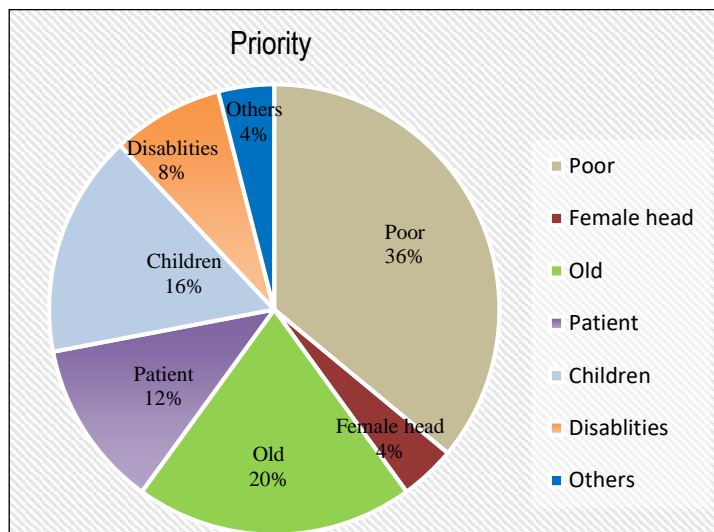


Figure 7: Priority areas

These organizations have a variety of priority intervention from the whole reported problems. As we can see in figure 7 most of organization, have priorities for poor women about 36%. Others have a focus on children and old women account 16% each, patient 12%, female head 4% and disabilities around 8%. Moreover, the other groups of intervention priority based on the issue type, equal service, for investor women, women associations and also depend on the intervention types.

Summary

The majorities of women who have been a land right problem were widowed, divorced and single and these women were mostly are illiterates. Thus, intervention available in West Gojam zone to address these land right issues is majorities from a governmental organization as a primary stakeholder for land matters and relatively influential body than other organization types due to the source of power, budget, and other requirements managed by the government. Whereas the NGO's and community associations found in the area are few, still they made their effort to help the poor people for a better quality of life, food security, education & awareness and free legal aids. Though many intervention efforts were hindered by different internal and external challenges including institutional capacity limitation, the budget allocation, shortage of human power and difficulty to cover all areas. Beside of these difficulties, they are entirely and partially survived because of the strong aspiration to achieve a gender equity and equality in the area.

4.2. Women land right problems and interventions

The following table shows the types of women land right problems, causes of the problems, interventions and ways of addressing the causes of the problems are discussed and analyzed as follows

Table 3: Women land right problems and the interventions

Organizations Name "A"	Types of Problems "B"	Causes of problem "C"	Interventions "D"	Addressing the cause of problem "E"
World Vision	<ul style="list-style-type: none"> -Gender inequity, inequality -illiteracy -Gender-based violence -Low decision-making power 	Unaware of the legal right regarding family, procedures	<ul style="list-style-type: none"> --training, male engagement -community sensitization -Support right advocating religious team CCC, CHAT 	<ul style="list-style-type: none"> Training men and women, Follow-up -Build women capacity
Women lawyer association	<ul style="list-style-type: none"> -Pushing parcel boundary -Sharecropping problem/register - Material based decision -Fake document - Children's by their caretaker -Men take by force -Missed from certificate - deceived by a supporter in old age 	<ul style="list-style-type: none"> -Husband better relation with officers - women unaware of 'yerga' law -Women illiteracy -Poor implementation/ documentation -unaware of aids -limited participation of women -missed from the certificate 	<ul style="list-style-type: none"> -Training and advocacy, -legal Advice, writing court briefs, representing clients -Research on women's right -Forum of discussion on legal issues - Educational radio program "Berchi" 	<ul style="list-style-type: none"> -Awareness creation program, research, and advocacy
Regional LA/gender affairs sector	<ul style="list-style-type: none"> -Parcel boundary -improper compensation -sharecropper register the land as own - unproductive sharecropping 	<ul style="list-style-type: none"> -Institutions delay response, uninterested in sharing information, -Culturally not familiar to share a parcel 	<ul style="list-style-type: none"> -Letter/call for district -Reporting to bureau -Refer to justice -Tenure information -Training for land commutes, support& follow-up 	<ul style="list-style-type: none"> -Training -LIS
Amhara women association	<ul style="list-style-type: none"> -Transfer for the third body - sharecropper reduce output -Upon divorce -Pushing boundary - Sharecropper register as own -Inheritance took by men 	<ul style="list-style-type: none"> - Papers in the hands of men - a woman does not participate in the certification process, meeting - women unaware of "yerga" law -False documents -Lack of information 	<ul style="list-style-type: none"> - Training -Helping by councilors -discussion forum with stakeholders -Monitoring cases (both solved and unsolved) 	<ul style="list-style-type: none"> -Awareness creation - build capacity implementation -Fighting corruption -Challenge institutions -Follow-up

		<ul style="list-style-type: none"> - poor documentation -Law interpretation problem 		
Women and children affairs	<ul style="list-style-type: none"> -Unfair output from sharecropping - a false document - Children's by their caretaker -Sharecropper register -Unfair compensation 	<ul style="list-style-type: none"> -Absence of legal document - false document/corruption - limited data cross checking -Women's limited participation in certification - "yerga" law - method of data handling - lack of responsibility 	<ul style="list-style-type: none"> -Discussion through community groups -women associations -encouraging women participation -linking concerned bodies -Justice review -Experience sharing 	<ul style="list-style-type: none"> -Awareness creation -Creating role model by proper justice -the legal measure - LIS(cadaster)
Public grievance	<ul style="list-style-type: none"> -upon divorce -unproductive sharecropping - certificate excludes women -Family not inherits - Children's by their caretaker - boundary-pushing -False document 	<ul style="list-style-type: none"> - unfamiliar to "yerga" law -Lack of women awareness about legal document -Traditional land demarcation -Poor implementation 	<ul style="list-style-type: none"> -screening documents -Awareness creation -FM radio -research about the institution -Follow up & Evaluation 	<ul style="list-style-type: none"> Action research at institutional level, follow up, monitoring and evaluation
Public prosecutor	<ul style="list-style-type: none"> -pushes parcel boundary -Sharecropper by force - upon divorce -Inheritance problem - a false document 	<ul style="list-style-type: none"> -Passive/delay of service -unaware of a legal document, aid centers -cultural pressure -Poor data management -Inheritance law not clear 	<ul style="list-style-type: none"> -Free legal aid (court brief, representing client) -Problem identification and find a solution 	<ul style="list-style-type: none"> -Awareness creation -Proper legal documentation -Institutional capacity building
Police, women/ children supportive sector	<ul style="list-style-type: none"> -Inheritance right -family by force -Husband during divorce -By false document - push Parcel boundary -sharecropping unfair output -Unable to decide in household 	<ul style="list-style-type: none"> -Shortage of land -Women illiteracy -Men superiority/ Culture -False witness/corruption -limited field visit - Legal procedures only based on document -lack of enforcement 	<ul style="list-style-type: none"> -Inspection, Reproach by public -Collecting evidence -Negotiation -Community policing -women association -Guiding procedures 	<ul style="list-style-type: none"> -Awareness creation -Legal measures -Community policing

Town development and house construction	<ul style="list-style-type: none"> -Boundary-pushing -Flooding from neighbors - inheritance right -Husband disclaims - Children's by their caretaker 	<ul style="list-style-type: none"> -Awareness problem -women do not attend the meeting -the false document, hide the original evidence 	<ul style="list-style-type: none"> - documentation -Market-oriented place -site plan and design -Tenure information -Community dialogue -Support small women enterprises 	Proper documentation, Community awareness
LIFT	<ul style="list-style-type: none"> -Husband disclaims -Pushing of parcel boundary -unreal valuation for renter -illegal sale 	<ul style="list-style-type: none"> -shaming by little money (illegal sale of the parcel) -missed from certification - absent in meetings -Court's decision without adequate document 	<ul style="list-style-type: none"> -support 2nd level certification -Awareness creation separately from men -Radio program, brochure - Arrange a loan service 	Awareness creation, screening of data, modern LIS, institutional measure
Rural land administration and use	<ul style="list-style-type: none"> -Pushing of parcel boundary - Feck documents - illegal sale due borrowing -Sharecropper register as own -Unfair share of output -Inheritance after husband death -Transfer of right for the third body 	<ul style="list-style-type: none"> -unable to return the borrowed money -Lack of information -General boundary -Limitation of the past 1989 land distribution -Women do not attend in certification cycle -women unable to defend -Institutional capacity limitation - 1st level certification without a field visit - unclarity of the rural land law 46/92, amended 133/98 -Men cultural superiority 	<ul style="list-style-type: none"> -Identify tenure rights -Encouraging women participation -training, forums -Joint land titling - review judgment -tenure information for partners -Legal accusation -Revising the "yerga" law 	<ul style="list-style-type: none"> -awareness -creation training -the legal measure -LIS
Amhara development association	<ul style="list-style-type: none"> -illiteracy -unemployment -food insecurity -lack of social services -Capacity gap 	<ul style="list-style-type: none"> -Women not attending education -Land shortage -Low-income source -Low job opportunity 	<ul style="list-style-type: none"> -Training, information access, service provision -Provide awareness creation on the social and economic issues 	<ul style="list-style-type: none"> - self-help groups -discussion forums - Training on social accountability -Link to partners

Administrative Council	-Right taken by men force -Pushing boundary -Without site plan	- Women unable to defend -People are unaware of women legal right - poor documentation	-Access to land and house -inspection/ support of the institution, follow-up - forums, training	-Inspect/ screening documents -Legal measure -Evaluation
GIZ	-Unable to plow -Unfair output of sharecropping, unproductive -Boundary push -Decision-making power	-Unable to use technology, inputs -Training for only men -Limited access to market information	-A participatory planning -Women as a leader - women oriented technology, inputs - training -Support SLM	Empowering women, Community awareness

4.2.1. Women land right problems

In column B of Table 3 the “types of problems” is summarized in figure 8 below. The frequency represents the number of organization that shared the types of the problems depicted under y-axis of the graph.

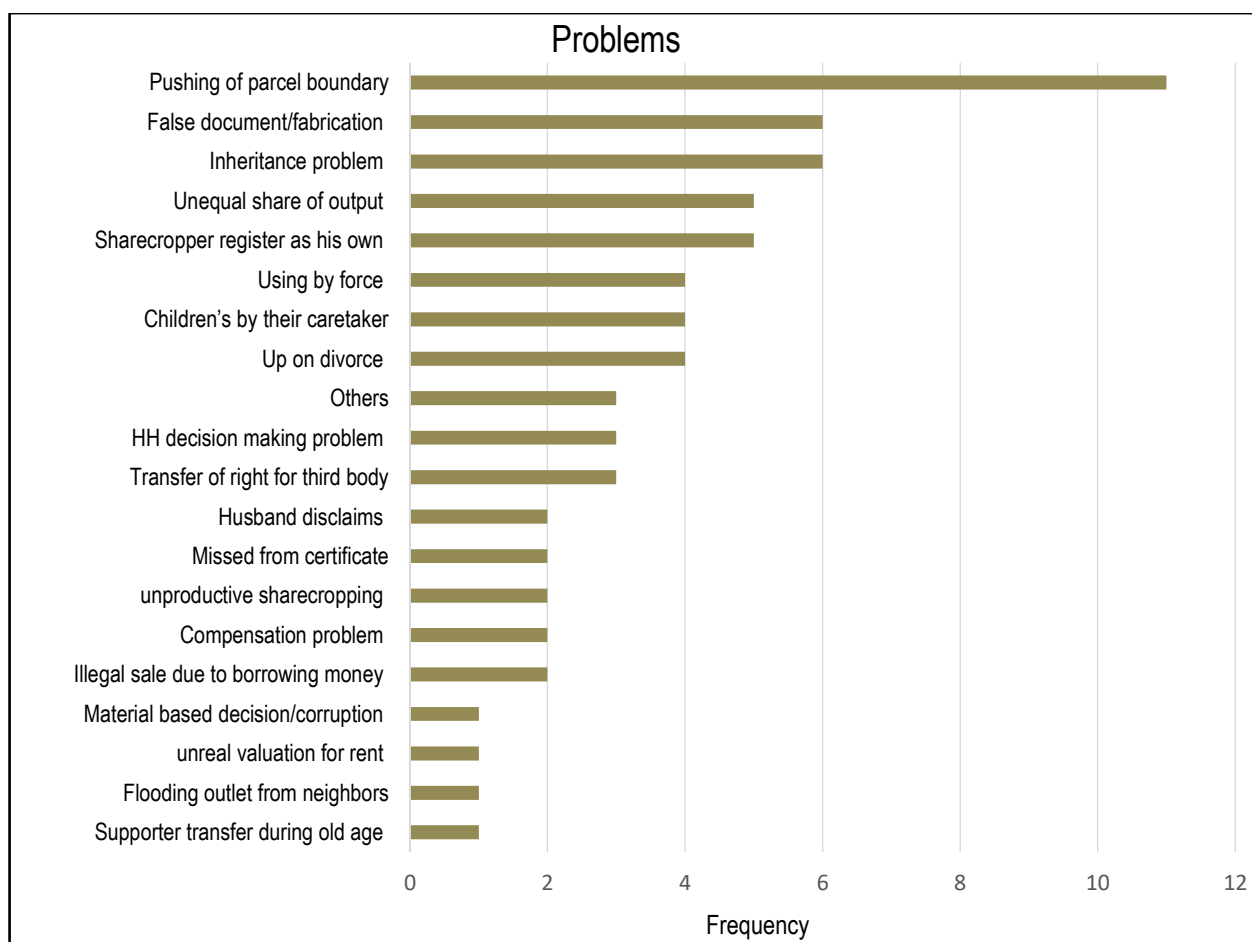


Figure 8: Women land right problem

Depend on the figure shown above there are five top-ranked reported problems. In this way, the types of a problem having a similar number of respondents are placed in the same rank and described below in the paragraph.

- 1) Pushing of parcel boundary
- 2) Inheritance problem, false document/fabrication
- 3) Sharecropper register as his own, unequal share of output
- 4) Upon divorce, children by their caretaker, using by force
- 5) Transfer of right for the third body, household decision-making problem

As the data shows the majorities of the problems directly linked to women land right and others of few regard to gender inequality and inequity, food insecurity, illiteracy and low decision-making power that all grouped under 'other categories' in figure 8 above. From land-related problems most commonly the pushing of parcel boundary stated almost in all organization by saying "neighbors push in all direction till few portions of the parcel left at the center" especially for women who have not a husband or relative. Also this problem in urban areas those who have not a site plan, and vacant places /without a building are more prone to the pushing.

Secondly, indicated is the false document/fabrication by coworkers, family members or husband, she may get know after her exclusion of right in some condition like a divorce. This false document over the right holder is beyond of their knowledge. For example, a husband can be used a two way of women right disposition once by showing feck document that proves the land property as he owned before their marriage or by his force.

The next is about inheritance problem is existed for women if the right not accepted by the family members also upon the death of their husband, then his family is not interested in her living anymore especially if there are no children consequently, she hardly to use the land and property. Similarly, for daughters, the inheritance right is difficult for them due to considering their leaving after marriage.

The other one is a sharecropping problem existed for women under this system due to her inability to plow by herself as inexperienced to do a farming operation, in this situation, the parcel will under a sharecropping or rent (sharecropping is the agreement between the two parties, owner of the parcel and another person who interested to contribute human power and inputs to the farming activity and have equal sharing of the final harvest). In this situation, a sharecropper either of register the parcel as own or give an unequal share of the final product. The former case happened through overtime since in absences of a legal agreement document between them. The later condition about the final outputs, it decided by the sharecropper how much be belong to her "*1/4 of the output is enough for her because of the inputs was invested by myself at the beginning*" and in another hand, may not be adequately managed by considering as an additional parcel. After all, she faced food insecurity due to the low income get from the parcel.

The right up on divorce is also tricky in the study area a husband is not interested in giving the share. Instead, women leave with little grain and cattle. One story was told "*At the commencement of the marriage, the agreement was based on women come with property and husband with a parcel, and was considered as a common property in the household. Unfortunately, during a divorce, he is not interested in sharing the parcel, but the former all property already used up*". Furthermore, one organization said about the husband act over wife "*You have two options leave out the parcel and being alive or going to die.*" In another way, husband disclaims the right since her name missed from the first certification or sticks his sister's photo on the certificate or deface a wife's photo that aims to exclude the wife from the right. In similar rank, children's face disposes of the right by their caretaker during their early age just by saying "*the property was given for taking care of the child till 18 years old*".

The other is regrading to women right transferred to the third body by excluding the women that mean a husband transfers the right to his family members very secretly. Also women unable to participate or decide

in household decision making about their joint property and essential issues including what to grow, sale or others.

The rest problem mentioned by fewer respondent like improper compensation as they said the problem still unsolved and it continues unclear for many years, she does not get either of the money or alternative parcel. Also, the illegal sale due to the borrowing of some money from neighbors or sharecropper in all cases as time goes she unable to return the money, later the possibility agrees to sell the parcel illegally for up to 20years. Moreover, women deceived by their supporter during their old age by convincing them, then they either did not get the right or support. In another hand, women in urban areas have non-directional flooding (without following the natural water flow direction during a rainy season) comes from the neighbors which destroy/erode their parcel. Additionally, to these women who unable to get a site plan by different reason such as the cost required for a fee or the lengthy process to issue the document or due to some restriction on the right.

Summary

Most of the problems arise from the way of how parcels are adjudicated, the system of tenure documentation and cultural basis affect women from access to the land right. Specifically, the pushing of parcel boundary was ordinary especially during past periods (before secondary certification) due to the general boundaries and unavailable of reference data for arbitration. Also, the production of the false document, transfer of right for the third body, using by force, upon divorce, children by their caretaker all these are derived from the low level of understanding about women legal provision of their land right as well as the basics of human right. However, the institutions could be managed the most problems if there were proper data management system over their limitation in capturing of all necessary tenure information at the beginning. Moreover, certificates were not uniquely produced that resulted in incapable of detecting the forged ones. The other issues were the inheritance, and household decision-making problem is attached from the old negative cultural attitude that women exclude in serious land and property issues, in this way son and husband are the supreme bodies to inherent and to make a decision. The last a sharecropper register as an own and unequal share of output are both for women under sharecropping system. These women fundamentally would not be affected if they do an appropriate legal document and know the necessary law regarding the system.

4.2.2. Causes of problem

The causes of problems presented under column C of table 3 which is summarized in figure 9 below. The frequency denotes the number of organization that responded the cause of problem shown in the y-axis of the graph.

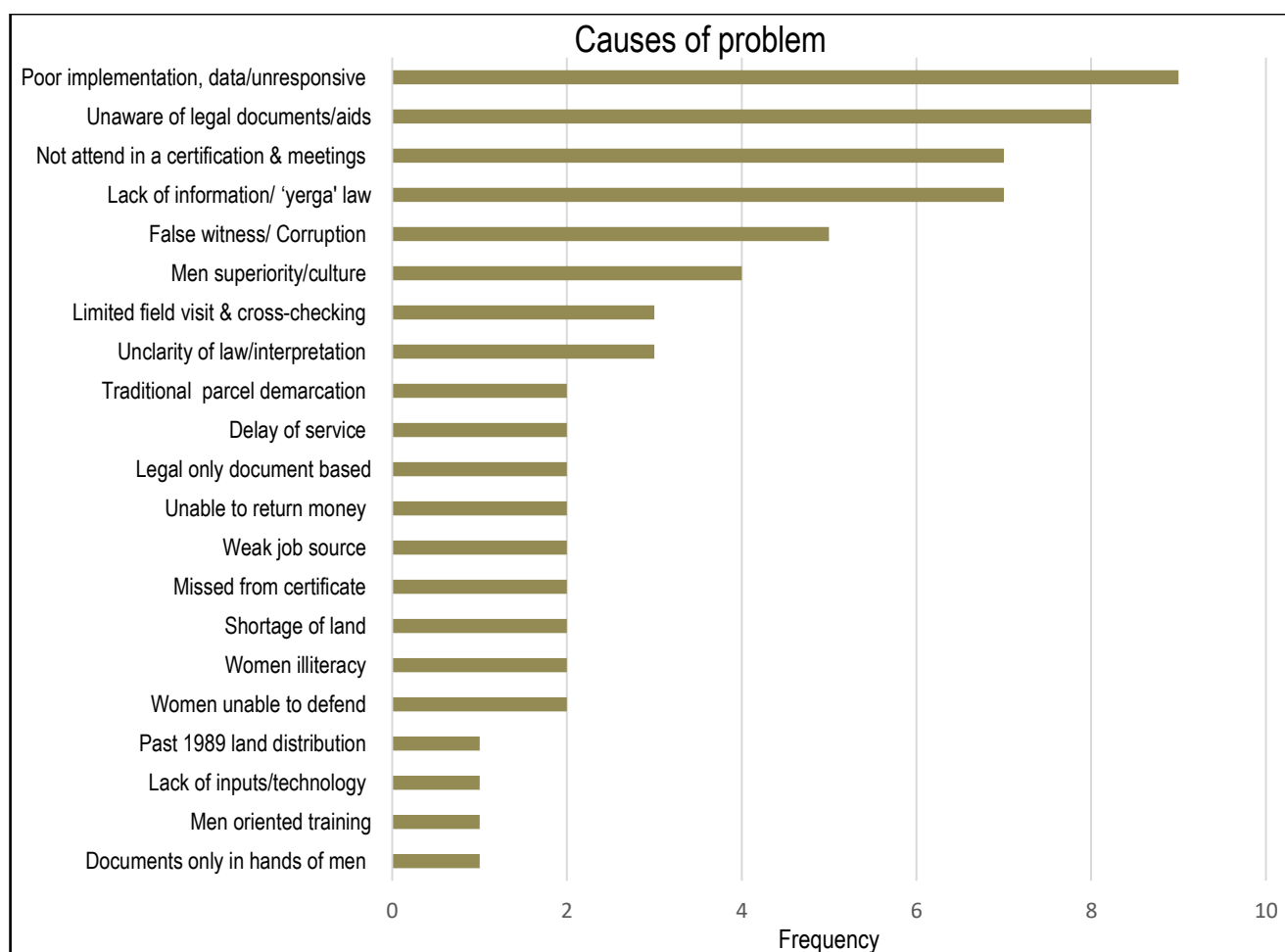


Figure 9: Causes of the problem

From the figure above the causes of problems are ranked below. The causes of a problem having similar frequency are ranked together and described as follows in the paragraph.

- 1) Poor implementation, data/unresponsive
- 2) Unaware of legal documents/aids
- 3) Lack of information/ 'yerga' law, not attend in certification & meetings
- 4) False witness/ Corruption
- 5) Men superiority/culture
- 6) Unclarity of law/interpretation, Limited field visit & cross-checking

The study entails major cause of the problem is the institutional poor implementation system including the way to documenting tenure information and the limitation in field visit and cross-checking of data resulted in many problems to exist. Mostly, their paper-based system is straightforward to destroy or make a change on it. Additionally, there was unresponsiveness of partners to share tenure information and the delay of the service even up to many years was mentioned as the contributing factors. Also, the limitation in the enforcement of the law as it was highlighted women was not sure to operate the land even after the decision passed for them, because of there was no guarantee to prevent them from the men attack.

The next rank is about women unfamiliarity to the law, procedures, necessary documents and aid centers, just their path without any counselor going to unsuccessful due to the improper answer and incomplete evidence given for court and thus attempts to reverse the court final decision comes to difficult since once the required

evidence was not completed and cannot supplement additional document. Such lack of knowledge posed a significant effect on women's ability to access to land and property right since, without the information, they are not in a position to demand or exercise their rights. For example, in the study area, women who were not aware of the law regarding a sharecropping system those resulted in the disposition of their right. This law called 'yerga' can be comparable to "Adverse possession" says as a user holds a piece of land for more than ten years without any interruption and complaint from the society can obtain ownership. In this situation, women who have not a proper document to show the ownership such as a letter of the bequest, formal or informal agreement document, etc., the law itself cannot allow to continuing.

The lack of this necessary information of women again directly linked to their literacy and the work overload in the household including taking care of children's, kitchen staffs, outdoor activities like fuelwood, agricultural works, etc. this all contributes to her unable to attend in schooling, different training, and certification cycle. During a certification and various meetings, women were most vulnerable to any messed up due to their absence in a certification cycle due to unable to verify that right. In another way, a biased habit of some officials especially at a lower administrative level as men have a better relationship with officials outside of a working hour and get a promise in favor of him.

Women land right failures also derived initially from the harmful cultural practices of the society and family. Among these, men are the utmost superior to the household over wife and daughters; they did not have a role in decision-making process. The superiority developed through history as women illiteracy and their household routine mostly discourage them from access information outside. As a consequence, they considered incompetent to make a decision whatever serious issues and unable to defend and fearful to speak. In this way, men are lucky to control all household resources as all documents are kept in the hands of him which allows to make any change in the document including the transfer to the third person and exclude a wife.

There were also difficulties in legal interpretation due to unclarity of law (rural land administration 46/92, amended 133/98). Consequently, the courts made a decision based on a non-criminal law. Furthermore, the legal procedures only relied on the document whatever the reality which possibly affects women since documents sometimes produced in a false manner.

Other causes rarely just mentioned was like women illiteracy since, she has work overload in the household including taking care of children's, kitchen staffs, outdoor activities like fuelwood, agricultural works, etc. this all contributes to her unable to attend in schooling and training results to signs on the false document unknowingly. For instance, a document which was a rent/sharecropping agreement, but it is written as sale agreement for 25 years. In another way, the availability of land parcel per a household is insufficient for both men and women. Consequently, many of men trying to take the parcel from weak and vulnerable societies including the women.

Related to the first level of certification it was based on the traditional parcel demarcation (by four directions west, south) this caused inconsistency in tenure information recorded, for instance, a three different person shows similar parcel at the certificate. The other is women inability to operate the land, and their food insecurity arises from the lack of agricultural inputs and technologies and training. As fertilizer and some technology delivered to be paid in one year later, for such opportunity women are not lucky for that because of the suspecting of women may not return the payment back and thus training on such technology designed for men without considering women. In another way, the past 1989 land distribution in the study area (bases for current certification) was not adequately addressed all tenure regimes, and it was based on male spouse's causes for some women faced missed from certificate problem in this condition a husband continuous defending the wife came after the land distribution program.

Summary

The common cause for women land right problem is the harmful cultural norms that prevent women from control and use of this right in contrary that considers men as possesses all land and property in the household. Also, women are far from information regarding the law, market and other necessary legal documents or aid centers that potentially affect their right and access to justice. This information gap arises from their absence in certification and meetings mainly they are busy with home routines. Others including the institutional limitation in implementing, enforcing the law and lack of responsibility that all contribute to the problems. These institutions also have limited field visit, and cross-checking of data is prone to any inconsistency and open to the false document and corruption. In another hand, the unclarity of land law 46/92, amended 133/98 was difficult for interpretation implies it could not help women anymore from the legal provisions of their right.

4.2.3. Interventions

In column D of table 3, the interventions are summarized in figure 10 below, and the frequency represented the number of the organization took the intervention from the y-axis.

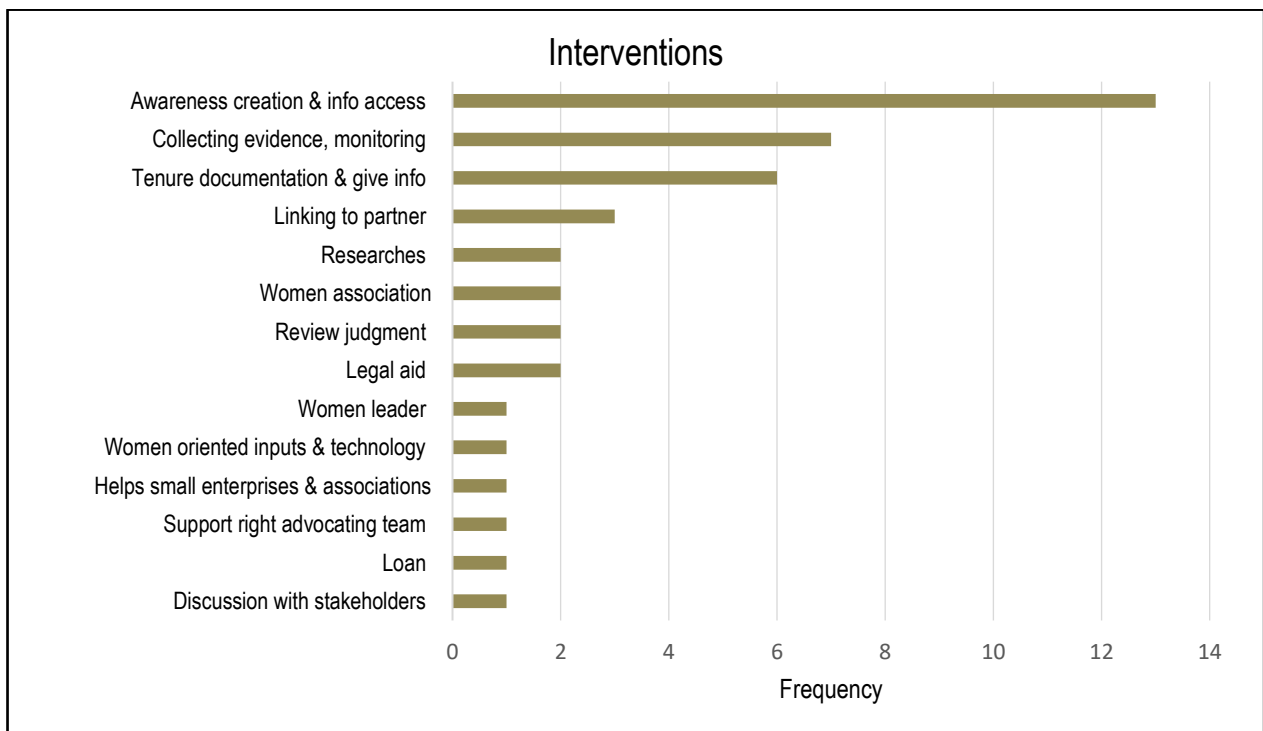


Figure 10: Interventions

Depend on the figure above the five most intervention types organizations took to address women’s’ land right problems are listed below. The intervention which has a similar frequency (numbers of respondent) may rank at the same level, and the description for each intervention is written in the paragraph.

- 1) Awareness creation & info access
- 2) Collecting evidence, monitoring
- 3) Tenure documentation & give info
- 4) Linking to partner
- 5) Legal aid, Review judgment, Women association, Researches

Interventions in addressing of women land right mainly related to awareness programs across almost all organizations through training & information accessing. This program targeted to women and communities for a better condition in education, justice, and other socio-economic aspects. The organization has been

engaged by different techniques to raise an understanding of women legal right, changing the harmful norms about women, on law and policies and other socio-economic aspects. Some organization did the awareness and information for both women and men (male engagement) considered as the best method of advocacy, in contrary the session involved only women even though, both ways had different effects for instance, in male engagement the awareness was increased across both spouses and the separate session was encouraged women to discussed issues freely. Additionally, to the community awareness, there was training for lower administration levels called “land administration committees” which is a group of elected community leaders to facilitate the land administration. Moreover, a community policing took place at the base of the community about compacting of the crime and legal issues. Related to the media few of them made an effort to transmit women issues using FM radio program ‘Fenote Selam’ and ‘regional FM’ on selected issues/cases, procedures and regulations as well as an educational weekly program “Berchi” on the National Radio.

Another is collecting evidence up to the lower administrative level through reproach by the public and following of legal proceedings. Also, monitoring of cases to enabled an understanding of what worked and what did not for better implementation capacity. An important aspect of intervention was tenure documentation as indicated it was necessary to have precise information and to deliver the information to partners, people and helped to prevent the problem from its occurrence. This documentation was compulsory joint titling in study area around 2000 allowed to register both of the spouses with a photograph (for rural lands) and now upgraded to the second level certification. In another way, the linking of more concerned partners which was enabled useful in solving problems, for instance, there was a like to the local administration and legal councilors.

In another hand a discussion forum and research made by the various organization on legal issues, women problem, and finding of the solution and implementation outcomes thus all lead to further improvement and advocacy. The forum was used to challenging institutions by showing of evidence, the cause, and its consequence by doing so the method was considered as addressing the causes of that problem.

The other method used was a review judgment for cases that were not considered well addressed for the affected women. In this way, assessment groups from the different governmental organization are assessed for a further judgment through document inspection and directly going to the general public for a finding of evidence. Moreover, a legal aid service was provided by governmental and voluntary community associations including the legal advice, writing court briefs, representing clients in courts. In another way, there were women association formation for their self-preventive from eviction and aimed to solve members problem during weekly discussion programs, income generating activity, saving habit and other social events.

Other interventions indicated very rarely about the helping of women small enterprises through accessing of market-oriented places, house construction (both temporary sheds and permanent ones), giving priority for the necessary document preparation such as trade license, contract document. Also, a women-oriented technology and inputs were delivered to women for her easily operation in the backyards like animal breeding, vegetables, and others work thus targeted to empower the poor women in their household income. Recently the rural women enabled to access loan after a memorandum of understanding was made between Amhara credit service institute, and rural land administration and LIFT. Also, encouragement of women to be a decision maker starting from the local institution in the project cycles and realized through participatory planning by the community members together with the affected group and women were encouraged as a leader in the project from planning to the implementation phase. Furthermore, one NGO support by material and training for a religious team such as ccc (community care Coulson), CHAT (cognition hope action team) and for other local NGO's who advocating on women and right.

However, thus all activities have been an execution condition with some similarity and difference across organizations, at first place indicated that a partner's collaboration and commitment, the political will, resource availability were a prerequisite for most interventions. Secondly, women are required to supplement necessary documents such as renewed certificates, agreement upon marriage and others. As one organization said the size of women's group to conduct a focus group, training was considered. Also, community attitude and culture, the women level of participation in the programs were varied since their domestic workload and the reproductive role hinder them to attend. Two of respondents said about their intervention depend on the types of the problem and its relevance, for instance, a poor woman, can be needed both financial means and aid to follow their claim whereas others might be only some legal support. Additionally, one organization mention a criterion such as a poor woman or have children, old age to be supported by the aid and which believed to be solvable to the condition. Others indicate institutions who do not complain within five days are going to implement the decisions passed and thus institutions who do not volunteer to show the document are accountable by the law. Finally, was about women who can own the land are required to fulfill a two or more year of residence and, women should not be a permanent governmental employee for rural lands.

Summary

The intervention was taken to address women land right problems in various ways across organizations; commonly an awareness creation and information access through weekly community meetings, discussion forums, community policing and others that mostly directed by the community leaders and the officials as a facilitator. Another technique was tenure documentation which intended women registered jointly to their spouse sometimes with some missed up of women. Also, a collecting of evidence from the local community and administrations at grass root level about women tenure information and other aspects. In another hand, researches have been done about women land right and socioeconomic issues, as well as action research at the institutional level, was helped to improve their implementation capacity. The other was a free legal aid that supports women by legal advice, court brief and representing a client in court through, women who unaware of these centers was not beneficial. Furthermore, the linking to partners as the way to the facilitation of solving the problem since, women did not know the exact justice path.

4.2.4. Addressing the cause of problem

Column E in table 3 on the "addressing causes of the problem is summarized in figure 10 below. The frequency indicates the number of organization that imparted the idea shown in the y-axis of the graph.

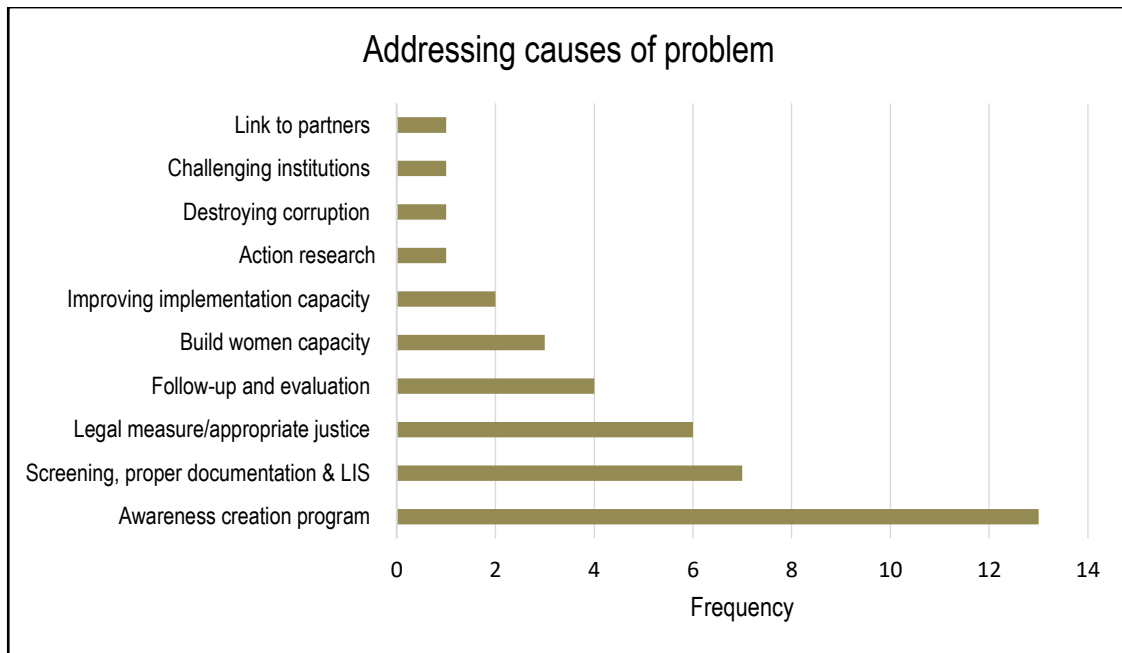


Figure 11: Address the cause of problem

According to the figure above the common types of interventions have been applied to address the causes of the problem are ranked to five below. The addressing of the cause which has similar frequency is placed in the same rank level and description for each case in the paragraph below.

- 1) Awareness creation program
- 2) Screening, proper documentation & LIS
- 3) Legal measure/appropriate justice
- 4) Follow-up and evaluation
- 5) Build women capacity

In addressing the cause of women land right problems takes place across all organization through awareness creation programs. These were made to internalize gender equality and equity especially in the community, and lower administrative levels through training, workshops concerning women legal right, the rule of law and any illegal act of owning others being under a legal measure, etc. As one sector mention the contribution of the community policing was worked in a friendly way to the community by using a common language, culture about how the crime is terrible, and legal issues, as the same time forming of community groups for income generating activity as result of this, it works on crime prevention and better justice at the grassroots.

The next is the instant document inspection/screening and land information system which based on legal documentation through a joint certification that prevented many women land right problems from its occurrence. The other is identified as problem maker institutions and individuals to take an appropriate legal measure especially for those lower administrative levels “kebele” because of many problems arise at this level. Moreover, by having follow-up and evaluation method, it helped institutions to learn from their experiences.

Moreover, the building of women capacity by forming self-help women groups it was a base for their strength and power in income generating and awareness. Also, the building of institutional capacity by logistics and skilled human power for proper implementation of the law. Like a good experience, an NGO said the way of participatory planning in the community in such way affected groups are the leading actor in the project cycle, by doing so a community potential wisdom/resources were utilized.

The rest was just mentioned by a few of them are; forming of corruption-free service through a mechanism controlling the system using a land information system and by making awareness about the terrible corruption habit. Additionally, by doing action research at the institutional level has been used as an advocacy and for further improvement of implementation. Lastly, explained was challenging of institutions by showing evidence, cause and its consequence, for instance, women association have been a discussion forum together with other stakeholders during that period the land administration sector was challenged in front of the forum.

Summary

Different techniques were applied to tackle the cause of problem including an awareness creation programs through training, workshops, community policing and others, mainly at the community level. Also, the building of women capacity regarding social, economic and political aspects through income generating activity, participation in project cycle that all contributed to the advancement of women. This building of capacity was also applied at the institutional level through skilled manpower, logistics for a better implementation. Moreover, a legal measure was taken for an injustice condition was considered which helped to be a role model for others. Also, the screening of tenure data during a certification process was helpful to correct any missed up of women. However, the remaining untouched or unreformed is about the rural land administration 46/92, amended 133/98.

4.3. Outcomes and challenges of the interventions in addressing of women's land rights

The following table shows the intervention outcomes through articulating the reported problems that have been solved or unsolved, achievements, challenges and ways of overcoming the challenge and lastly, their final suggestions thought into consideration.

Table 4: Result of intervention outcomes, challenges, and considerations

Organizations "A"	Solved Problem "B"	Unsolved problem "C"	Achievement "D"	Challenge "E"	Overcome challenge "F"	Considerations "G"
World Vision	Women awareness/literacy -gender equality & equity	Household decision making -Gender-based violence	- income generating activity -quality of life -Community is awareness -Saving habit	-Community unopenness -Partner limited collaboration -Budget decline	-Community dialogue -Awareness program - Participant in program cycle	-Approach revising -Institutional capacity building -Rising women awareness -involving victims in a cycle
Women lawyer association	-Missed from certificate - Sharecropper register as own - Reverse injustice (feck document) -Pushing parcel	-fosters from children's	- women awareness, Public participation	- undermine women - limitation of materials, budget, human power -Women unaware of legal aids	- creating role model women -Reviewing cases -Penalize problematic institutions -use existing resource	-Improving capacity of institutions -Amendment of the law -awareness programs -Free from corruption - legal document -Good governance
Regional LA/gende	- Sharecropper	- unproductive	-Better investment	-The structure does not extend to lower level	-Training lower administrations	-Institutional capacity

FURTHER CONSIDERATIONS FOR STRENGTHENING WOMEN'S LAND RIGHTS. THE CASE OF AMHARA REGIONAL STATE, ETHIOPIA

r affairs sector	register as own - Reverse some injustice -Parcel boundary	sharecropping - Compensation - Complex issues of loss property	-Legal awareness -Participation in meetings -Leader in land Committee	- shortage of staffs - lack of commitment -False documents	-Document inspection	-Awareness creation -combating the cultural influence
Amhara women association	-Reverse some injustice (upon divorce) -Transfer of right for the third body -Pushing boundary	-Unequal shares of output - Corruption cases -Inheritance took by men - Sharecropper register as own	-Women start public participation -Better investing in land - Quality of life - women began a claim -Some role model women in economy -Women Political leaders	-Cultural discrimination -Corruption -Budget limitation	-Identifying the realities - creating role model women -Reviewing cases -Penalize problematic -use existing resource -awareness creation - project funds	- Institutions capacity building - gender sensitive administration - free from corruption -Responsive/ proper implementation of the law -Modern LIS -Awareness creation - Stakeholders collaboration
Women and children affairs	- Children's by their caretaker - Women awareness - Sharecropper register	-Unequal shares of output - Compensation - a false document(ongoing)	- Improvement in household income (investments), -women litigate for the right	-Material and transport constraint -Hidden evidence -Women unable to explain -Poor outlook for women -Institutional lack of commitment -Biased (corruption) - limited number of staff	-Use available materials -Inveigle of the reality -Penalize problem maker institutions	- modern information system -Awareness of stakeholders -Proper implementation, enforcement of the law -Clear description of the law -encouraging women associations - gender sensitive training
Public grievance	Missed from certificate - Reverse some injustice (False document) - Children's by their caretaker - boundary-pushing	- unproductive sharecropping - Irreversible past court decision -upon divorce -Family not inherits	-Better awareness, -loans for scaling up their investment, - participation in decision making	-Hidden documents in office -Travelling by foot -Less collaborator - shortage of Budget, Material, human power	-Use by available resource, travel by foot, -Designing fund source project	-Numbers of Women leaders -participation in land matters -Awareness programs - especial attention to women

FURTHER CONSIDERATIONS FOR STRENGTHENING WOMEN'S LAND RIGHTS. THE CASE OF AMHARA REGIONAL STATE, ETHIOPIA

				-The structure not extended up to lower level -Network inaccessibility -Delay of response		
Public prosecutor	Sharecropping problem (by force) - Women awareness -pushes parcel boundary - upon divorce	Inheritance problem - a false document	-Betterment of awareness -women started to use their land	- Unrepresentative reviews -community biased -Lack of responsibility -Budget limitation -Transportation problem	-Document inspection -Use available resource	- encourage women association -Combating negative culture -Women leaders
Police, women/ children supportive sector	- Women awareness - push Parcel boundary -family by force	-Unequal shares of output -household decision making -By false document -Inheritance right -Husband during divorce	-Women maintain the right -Income generation -Better women awareness -Active participation in forums	-Community has low awareness -Corruption -Murder crime due to land right -Lack of transportation, budget	- community policing -Legal measure -Justice reforming -Public support by material	-Women disaggregated data and special support - strength the database system, -awareness -Potential manpower - field-based data -Corruption free
Town development and house construction	-Flooding outlet from neighbors -Husband disclaims during divorce -Parcel boundaries - Children's by their caretaker	- inheritance right	-Women have better public participation, - saving habit, -income generation activity, - protest cultural mannerism	-False documents -Women unaware of certification -Women did not keep documents	-Find the reality from root -Community weekly dialogue -Awareness of socioeconomic issues	-Legal document -LIS
LIFT	Husband disclaims during divorce -Pushing of parcel boundary	illegal sale due to borrowing money -unreal valuation for renter	-Women awareness -Good trends in investment -Saving habit	- Community grouping to one side - professionals are not familiar with the spatial data	-Shows how it works -Reporting to the upper body	-Technological and human power -support to institutions -Awareness creation - responsible institution

Rural land administration and use	<ul style="list-style-type: none"> -Transfer of right for the third body -Parcel boundaries - Sharecropper register as own - Women awareness 	<ul style="list-style-type: none"> -Unequal shares of output -illegal sale due to borrowing money - Feck documents -Inheritance after husband death 	<ul style="list-style-type: none"> - access to credit, -better investment on land - decision-making power 	<ul style="list-style-type: none"> -Cultural Norms -transport -institutional capacity, biased system -Security problem -Lack of awareness of women 	<ul style="list-style-type: none"> -Continuous capacity building activity -Increasing human resource -Coordination with other partners 	<ul style="list-style-type: none"> -Awareness raising -Certification -Gender-sensitive training for institutions -The rule of law and combating feck document -Women participation in meeting - Assessment of documents
Amhara development association	<ul style="list-style-type: none"> -Women awareness -lack of social services -food insecurity(partially) - unemployment 	<ul style="list-style-type: none"> -Capacity gap -illiteracy 	<ul style="list-style-type: none"> -Women participation -Awareness of stakeholders improved 	<ul style="list-style-type: none"> -Lack of donor funds for expansion -undermining women by community and government officials -Weak coordination of stakeholders 	<ul style="list-style-type: none"> -Allocation of budgets for gender issues at uncovered areas 	<ul style="list-style-type: none"> Partnership of stakeholders
Administrative council	<ul style="list-style-type: none"> -Right taken by men force -Pushing boundary -Without site plan 	–	<ul style="list-style-type: none"> - participation in the public meeting -Better in use of the right -Model farmers in production 	<ul style="list-style-type: none"> -undermine women culturally -Delay of service -Material, budget & Staff shortage 	<ul style="list-style-type: none"> -Accuse by law -Budget allocation -Additional Employee -Awareness creation -Forming community associations 	<ul style="list-style-type: none"> - Numbers of women leaders -Levels of women participation - improving database system -Training, discussion forums -Legal measure
GIZ	<ul style="list-style-type: none"> -Boundary push -Unable to plow 	<ul style="list-style-type: none"> Household decision making -Unequal shares of output 	<ul style="list-style-type: none"> Quality of life, role model women 	<ul style="list-style-type: none"> -Numerous kebeles - Unsustainability of changes 	<ul style="list-style-type: none"> Awareness creation -Women in project cycle 	<ul style="list-style-type: none"> -Building women capacity -Approach revising -gender inclusion in project design

a) Solved problems

The solved problems in column B of table 4 are summarized in figure 12 below. The frequency indicates the number of respondents and the percentage is about the status of problems that can solve by the organization relative to the first reported problems under column B of table 3. Therefore, problems that are solved by all organization represented by 100% and it applies similarly to the rest of the problems.

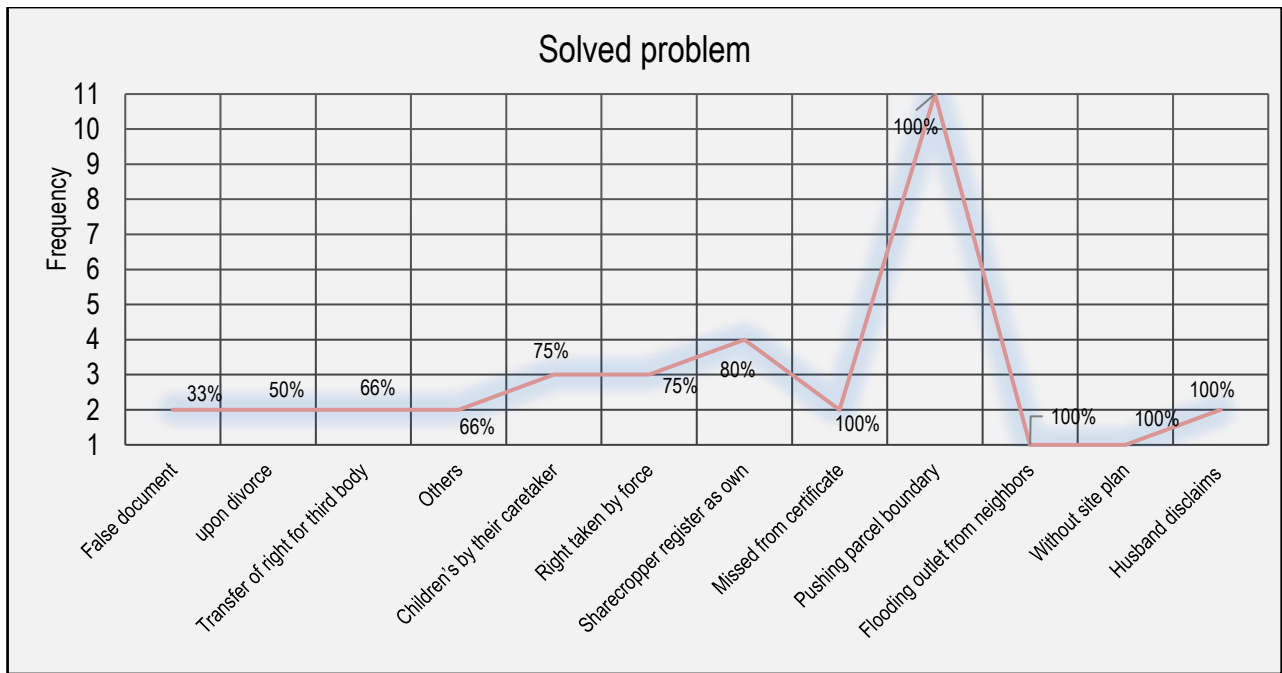


Figure 12: Solved problems

The five ranks that most commonly solved problems across the organization are;

- 1) Problems enabled to solve 100% are; Missed from the certificate, pushing parcel boundary, flooding outlet from neighbors, without site plan, Husband disclaims
- 2) 80% solved; sharecropper register as own
- 3) 75% solved; children by their caretaker, right taken by force
- 4) 66% solved; Transfer of right for the third body, others
- 5) 50% solved; upon divorce

According to this problem of women missed from certificate was achieved through screening of documents after certification and reproach by the public. Also, the issue of pushing of parcel boundaries as it is solved especially afterward because of the second level certification, there will not be more problem regarding this. Also flooding problem through that the negotiation and legal procedures, the neighbor ordered to divert the direction of water flow. Whereas a husband disclaims of the right during a divorce, was effective through legal proceedings and leader's negotiation helped women to get her share. The next issue was a sharecropper register as own was solved issues as the law regarding this "yerga" law enabled to reformed in a better way, and moreover, women's nowadays get better awareness about this issue. The other is the legal procedures helped daughters to get the right from their take care disposition. The issue of transfer of right for the third body mostly by a husband was challenging to solve, but a continuous legal proceeding and document inspection as well as collecting evidence all helped to solve this problem.

i.e., Others category represents problems of food insecurity, Unable to plow, lack of social services, and unemployment

b) Unsolved causes

The column C of table 4 represent the unsolved problems also summarized in figure 13 below. Therefore, the frequency indicates the number of organization that is not able to solve the problem which described in the x-axis of the graph. The percentage is that the status of inability to solve relative to the original reports obtained from the table 3 of the types of problem.

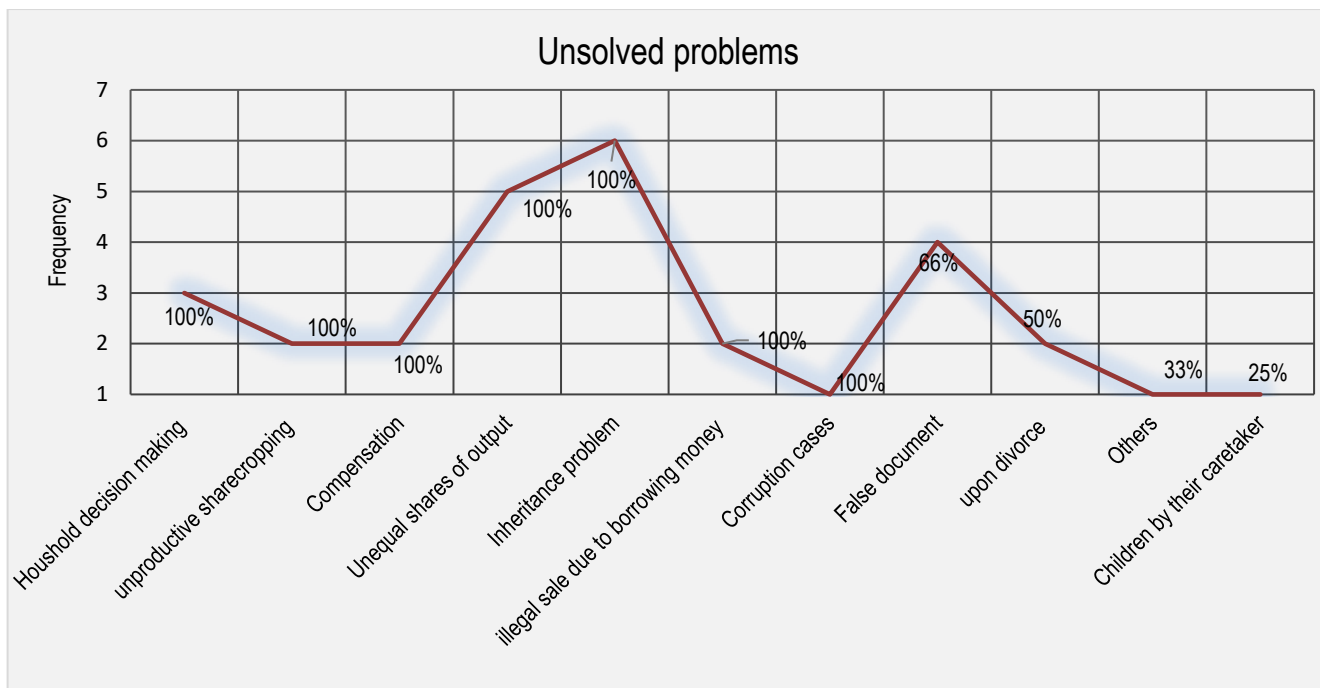


Figure 13: Unsolved problems

The 100% unsolved cases across the organization are;

- 1) household decision making,
- 2) unproductive sharecropping,
- 3) compensation,
- 4) unequal shares of the output,
- 5) inheritance problem,
- 6) illegal sale due to borrowing money,
- 7) corruption cases

As it shows many of problems continued unsolved regarding women limited decision-making power, might be varying in different households, but in most cases, women accept what the son and husband say on the common land and property. Also, the unequal shares of output from the sharecropping is not solved status because of the issue mostly requires the goodwill of two parties, a sharecropper, and the owner women. Commonly the management activities covered by a sharecropper, she cannot control when the harvesting and getting off the product rather than the harvest packed till her upcoming. In another way, the improper compensation was indicated by the institution, but none of them can solve this. Also, the inheritance problem can arise from women family members, husband family, etc. The next problem regarding illegal sale due to borrowing money was also tricky because of the deal is upon women agreement since she has no option to that extent. Consequently, women start another routine job like prepare cultural drinks “Tela” nearby urban areas for a livelihood. Lastly, the issue of corruption is a deep-rooted problem they tried to reduce from its occurrence by finding the truth and system of data management but still unsolved.

i.e., Others category represents problems of unreal valuation for renter, Capacity gap, illiteracy, Gender-based violence

4.3.1. Achievements

Under column D of Table 4 “achievement” - is summarized in Figure 14 below. The percentage implies the number of organizations respond to the types of achievement after their intervention.

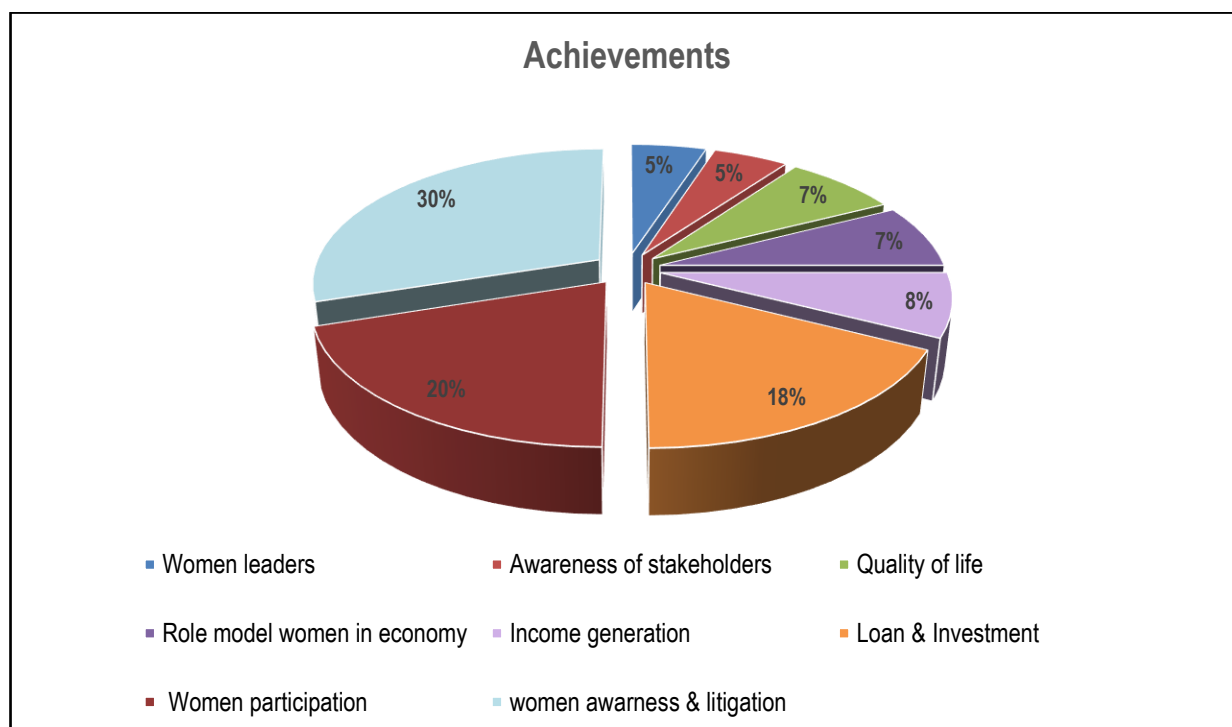


Figure 14: Intervention achievements

The intervention described in table 3 of column D and addressing the causes of the problem under column E in turn, contribute to the achievements shown in the figure above. Therefore, these achievements about the interventions (Column D and E of Table 3) are presented as follows;

- i. ***Achievement of Women awarness and litigation, Women participation;*** due to a better understanding of gender equality and equity across the women. It could be through an intervention of awareness creation programs, build women capacity, link to partners, the support of right advocating team, legal aid, and the legal measure
- ii. ***Achievement of Loan and investment;*** the women better ownership of the land encourages them for investment. It is due to the interventions of screening, proper documentation, and LIS, Loan, the help of small enterprises and women associations
- iii. ***Achievement of Quality of life;*** this might be the result of interventions including the build of women capacity, women-oriented inputs, and technology
- iv. ***Achievement of Role model women in the economy;*** women who are empowered by various socioeconomic aspects and realized the level of income level in their household economy. The interventions indicated were women-oriented inputs and technology, the build of women capacity, loan, awareness creation programs.
- v. ***Achievement of Income generation;*** for this matter the interventions of loan and forming of women association were contributor factor

Therefore, the improvement in women awareness was achieved by a continuous discussion with the help of media, community dialogue, and others. Recently, women also try to participate in forums by understanding the advantage even if they have work overload in the home. As a result, women nowadays started to litigate for their right without any councilor and gets justice. Also, the loan service was targeted to encourage land

investment, most of the women are engaged in a different income generating activity, for example, the use of irrigation machine, fertilizer, building a house, etc. that enabled to enhance the level of their income. Again, women who are secured to the right and provided the necessary services result in being a role model woman in the economy at the same time the quality of life is improved. These women were active in getting a guide from experts about how to technically apply the inputs, attending training for specific technology and use of the value-added product. Also, awareness of stakeholders was mentioned as an achievement by explaining the professionals in past period was a part of cultural views since the habit grown up from their family, therefore, these issues seeming to improved now. Finally mentioned in small percentage is the emergence of women leaders starts from land commute to a higher administrative level even though, they are few especially in higher positions.

4.3.2. Challenges

In column E of table 4, the “challenges” are summarized in Figure 15 below, and the frequency indicates the number of organization that shared the challenges displayed at y-axis of the graph.

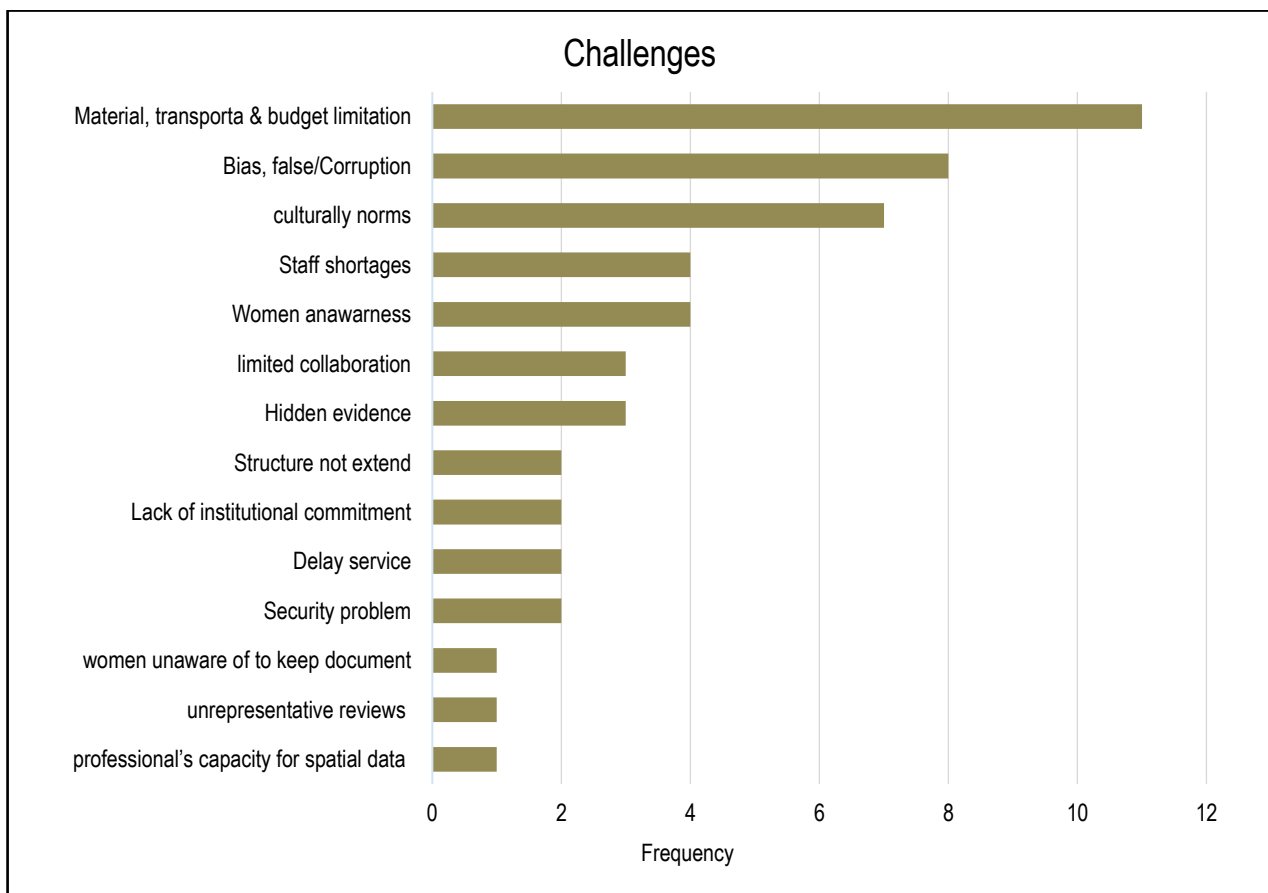


Figure 15: Challenges

The common challenges of the intervention are across the organizations are listed below. Challenges that have a similar number of respondent set in the same rank and described each of the challenge below in paragraph.

- 1) Material, transportation & budget limitation
- 2) Bias, false/Corruption
- 3) culturally norms
- 4) Staff shortages, Women unawareness
- 5) Limited collaboration

According to this, a material and budget limitation was an obstacle for most organizations to realize their plan. Due to this different program are folded, revised, and extended such as training. Also, the chief impediment to the intervention progress was the presence of corruption by a relative, material-based decisions, and community fabrications during screening which was grouping to one side. The other is culturally undermining of women by linking their inability to administer the land and property which extends up to the professionals and societies. Moreover, the staff shortage to address all women land right issue and the number of kebeles was not proportional. The problems are doubled by women unfamiliar with most land policy and necessary information's and unable to explain the issue and unaware of keeping of all documents as contributing factor to hinder the progress of the interventions. Moreover, some institutions are not collaborated to share information or working together. There is also security problem during implementation process for both professionals and women, for example, there was a condition of murder due to the land right like “*Son kill his mother*” that attributed to the absence of protective mechanisms for women and professionals who forward to seek justice. Also, institutions delay of service it took many months even a year. Additionally, the lack of commitment across organizations just pushing of responsibility to the other another sector and unable to solve up to the final stage.

4.3.3. Overcome challenges

Under column F of table 4, the overcome challenges are summarized in figure 16 below. The frequency indicates that the number of organization that shared the idea of ways to overcome challenges from the x-axis of the graph.

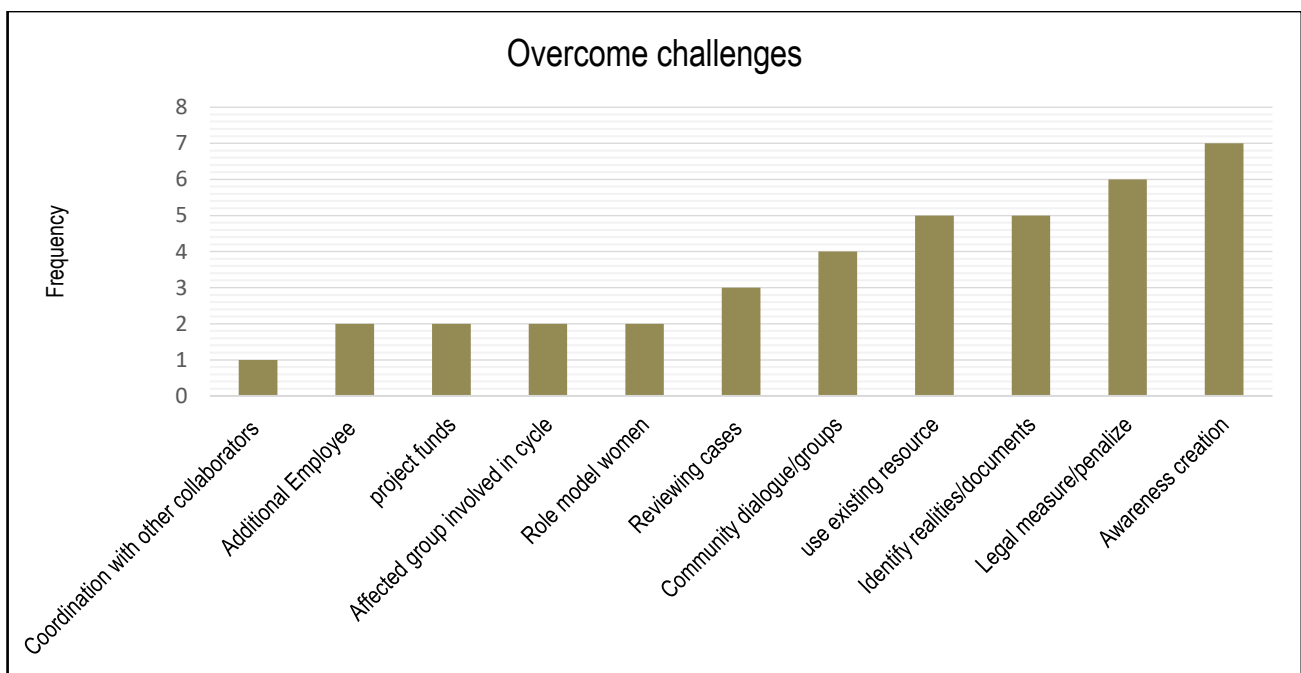


Figure 16: Overcoming of challenges

The organizations they tried to overcome challenges as shown in the figure above and here is ranked from the top commonly used methods.

- 1) **Awareness creation programs:** was applied to address the challenges of women unawareness in aspects of their legal right provision and there unable to keep the document. Also, this method was as best in reducing the negative culturally norms about the women which prevented them from using the land right.
- 2) **The legal measure:** was helped to solve any bias, false/corruptions and used as a role model for implementers and individuals to taking care of that bad habit.
- 3) **The use of existing resource:** was a solution for a material, transport & budget limitation

- 4) **Identify realities/documents;** was helped to find the hidden evidence, bias, and false/Corruption
- 5) **Community dialogue/groups:** was helped to find a solution together with a community that gradually has positive effect on the cultural norms that would hurt women as well as avoiding women unawareness issues

Additionally, to the above, the reviewing cases were helped to reverse different instances by inveigling of the reality using cross questions (together with church persons) and 1 to 5 community groups which reduced some of the challenges such as bias, false/corruption habits. The other additional employee was applied for staff shortages challenge. Finally, the creation of role model was the practical convincing of women ability by being a role model, in turn, reduce the harmful cultural norms about them. However, other challenges such as the security problem, delay of service, lack of institutional commitment, structure not extends, professional's capacity for spatial data and unrepresentative reviews are not overcome across the organization.

4.3.4. Lessons

The organizations thought the lesson derived from their experience each of by saying their perspectives.

Intra-family problems: most of the crime existed in the area is due to land right problems up to a murder. As they have said, this problem derived from the past cultural views and threats primarily comes from women close family members and rarely for non-relatives.

Women awareness: Even if the law allows the full right of land rights for women they not exercising the right because of different reason including unawareness issues. For this matter, it requires educating women to be self-preventive and aware a legal document for any land and property transaction.

Women associations: women groups are better in strength regarding their income generating through different entrepreneurship activities and awareness issues. However, they require a continuous encouragement, training, and support from the organizations. These associations, especially in urban areas, have been benefited from the lease system through income generating activity and was a source of better security to land and the use of a loan for investment as well.

Stakeholders commitments: Problems can be solved or improved through a continuous straggling which should focus on the action-oriented manner and collaboratively with other stakeholders. As they said, a good result requires a commitment regarding time, knowledge and overcoming of the challenges.

Proper documentation of tenure information: the importance of adequate documentation of tenure right and updating of information is crucial since many problems emerged due to improper documentation. So that, documents with a photograph and identification number, keeping a copy of documents which are given to the client was helpful. In any case, it is necessary to have serious attention for any types of the problem first requires information gathering, screening, inspection in different angles. For example, mentioned in one sector was women sometimes claim the right falsely to take others property.

Capitalizing on local resources: Another mentioned is the need of capitalizing a local resource wisdom (use local resource) as communities are everything for any development as starter, implementer, also a final user requires their active participation in any development projects and institutional role as a facilitator which can ensure a sustainable development in the community.

4.3.5. Considerations

Column G in Table 4 - on the “considerations” - is summarized in figure 17 below. The frequency indicates the number of respondents who share the considerations for the strengthening of women lands right which is represented in the y-axis of the graph.

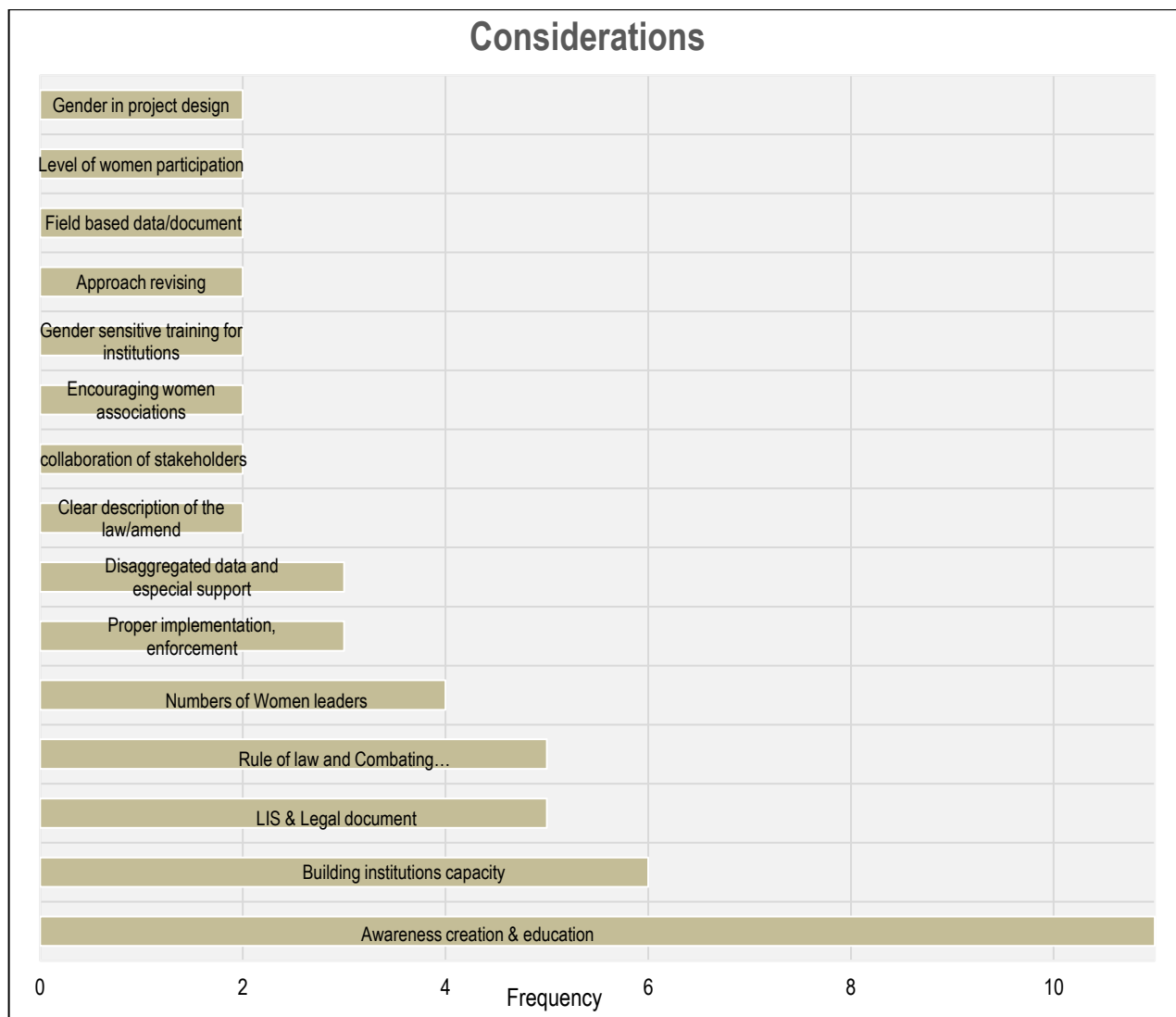


Figure 17: Considerations for future interventions

According to the figure above the five common ideas of considerations across the organizations are ranked as follows. Considerations that have a similar number of respondent are placed in the same rank and then written each of them in the paragraph.

- 1) Awareness creation and education
- 2) Building institutions capacity
- 3) LIS and Legal document, the rule of law and Combating Corruption
- 4) Numbers of Women leaders
- 5) Proper implementation, enforcement, disaggregated data and special support

As majorities of them agreed on the strengthening of women land right through awareness creation programs on the legal point of view, women socio-economic impact, on selected educational cases, etc. across women and community as well as implementers by education, training, study trips, workshops, and media. The way to how to teach could be determined by the societal culture, language, literacy level and the mode of access to

information. The other is improving institutional implementation capacity by human power, budget, material, and others. In another hand, creating of the land information system which should rely on regular updating of tenure information for the different tenure regimes necessary being collected in appropriate legal format. Again, the presence of the rule of law and combating of corruption, as everybody feels the right lonely arbitrated by law other than force, money or something illegal acts. Also, the existence of women leaders starting from the lower administrative level can help to look a gender perspective in the decision-making process, design, and implementation of land-related projects and justice. Moreover, gender-sensitive training for institutions, proper execution and the ability to enforce the law up to the field is a prerequisite for addressing of women land right. Moreover, a gender-disaggregated data including a deeper understanding of the complexity of land tenure arrangements and women socioeconomic data can help the inclusion of gender in policy making, monitoring and special support for them and the data can be made available for researchers, practitioners, and the public as well.

Other considerations mentioned by two and fewer of respondents are regarding the law and policies it was criticized in study area about the conditions of women due to the unclarity of law that needs to be considered for future and behave an unambiguous law regards to land and other resources. Also, the need for partner collaboration and sharing of information across stakeholders as essential conditions to achieve the desired goals. Others stated that the formation of women associations as the building of women strength, a basis of legal and policy change in the communities, and social norms. The gender-sensitive training for institutions are necessary to consider women in the design of the project and how benefited from it and how affected by the outcomes. In another hand, the approach revising of the way to conduct training, and the administration itself to be more participatory for both men and women at the planning stage, implementation and monitoring that allow in forming of more responsive and sustainable change in the area.

Summary

The intervention was taken helped to solved women land right problems even if there are still unsolved problems. As a cumulative outcome of all intervention have been seen in raised of women awareness and litigation power, increase of stakeholders' awareness, women participation in meetings, the use of loan and investment, improvement in household quality of life, some role model women in economy has emerged as well as women leaders in political and community administration. Even though, many challenges were involved during and after the intervention across all organizations the majorities of them partially overcome through different tactics. These challenges are mainly a shortage of material, transportation and budget, bias, false/corruption, harmful cultural norms about women, women unawareness, staff shortages, hidden evidence, partners limited collaboration, security problem and institutional lack of commitment. As overall experience got from the intervention is that the law allows a full right to land for women, but they are not exercising due to different reasons involved. Thus, in pursuit of strengthening women land right requires a total commitment regarding time, knowledge and resource reflected in proper implementation and enforcement of the law. Based on these taught points for future considerations in the strengthening of women land right are; awareness creation & education, building institutions capacity, LIS and legal document, the rule of law and combating corruption, numbers of women leaders, proper implementation, enforcement, separated data and special support.

4.4. Relationship between interventions location and problems distribution

The following table shows the intervention location and its accessibility for women, strategies to be more accessible for women, the intervention location opportunity and challenges responded across all organization described as follows.

Table 5: Results of intervention location, accessibility, and the future implications

Organizations Name "A"	Intervention location "B"	Accessibility "C"	Strategies to be more accessible "D"	Intervention location opportunity "E"	intervention location challenges "F"
World Vision	-Service at community level -sometimes women come to the office	Partially accessible	-accessibility is more achieved through community structures (1 to 5 group), -Mass community intervention	-Community groups structure, Mass intervention	-Yes, affecting -Inaccessibility of roads, topography
Women lawyer association	-Women come to the office (at organization location)	Not accessible	-Priority - money for transportation and food expense	-Coordination with other partners -Phone call	-Yes, 6 hours traveling - branches do not extend up to lower level -Inaccessibility for remote areas
Regional LA/gender affairs sector	-Two sides traveling (at women & office location)	Not accessible	Giving training for kebele administrations -Phone call, support letter	Kebele connector roads	Yes, it matters -Transport -Staff shortage
Amhara women association	Both women and experts traveling (at women & office location)	Partially accessible	-accessibility using 1 to 5 community group -Giving priority/quickly -transport cost	Decentralization system helps to solve problems at lower level	-Yes, 6 hours -women likely to discourage by long distance

FURTHER CONSIDERATIONS FOR STRENGTHENING WOMEN'S LAND RIGHTS. THE CASE OF AMHARA REGIONAL STATE, ETHIOPIA

Women and children affairs	both women and professionals traveling (at women & office location) - problems try to solved at kebele level also unsolved cases refer to the upper level	Partially accessible	-Cover transportation cost, bedrooms	-community's groups -infrastructure improvements, technology, -institutional capacity improvement	-Yes, matters 200-50km travel - kebeles are numerous -distance & topography,
Public grievance	-Women are going to office (at organization location)	Not accessible	-Try to solve the problem at local level -Problems to be solved at kebele level through following by phone calling	The existence of the following case by phone	-Yes, affect -Transportation problem, -inaccessibility of roads(topography) - risky road
Public prosecutor	-Women come to office (at organization location)	Partially accessible	Itinerant court/mobile	better numbers of professionals	-Yes; 7hours traveling -Far from information
Police, women/ children supportive sector	-Mostly police reach in women area	Accessible	-1 to 5 groups community structures -Phone calling, quick service	Kebele connector roads, crime prevention	-Yes, it matters -transportation or by foot
Town development and house construction	Both are moving, but professionals travel in case of old women, disabled (at women & office location)	Partially accessible	Community 1 to 5, Decentralized system	Infrastructure development, technology	Transportation limitation
LIFT	-Up to women parcel	Accessible	Mass intervention	Local office, community's help	The accessibility achieves in expense of organization
Rural land Administration and use	-Try to solve at women residence	Partially accessible	-Giving priority, -help by phone calling	Decentralization system helps to solve problems at women area	-Yes, 200-50km -Topography, -shortage of vehicle

Amhara development association	-Women going to office (at organization location)	Not accessible	-Prepare project proposals for scaling up to other districts	-Government support to take over interventions	-Yes, 100-150 km -Inaccessibility to roads
Administrative Council	- problems are going to be solved at women area	Accessible	-Building connector road, assign vehicles, -Phone call	Administration's support to kebele professionals	- Yes affecting -Transportation problem, kebeles are far
GIZ	Professionals go to women, or near to their kebele	Accessible	intervention by other partners, By community 1 to 5 group	Betterment in infrastructure, partner collaboration	Far and numerous kebeles

4.4.1. Problem distribution

The spatial problem distribution is based on the types of problem shown in table 3 of column “B” and frequency per month were recorded simultaneously during the field interview. So, these problems are shown spatially in the different geographical part of the study area. The densities of the problem according to the recorded frequency as shown in figure 18 below.

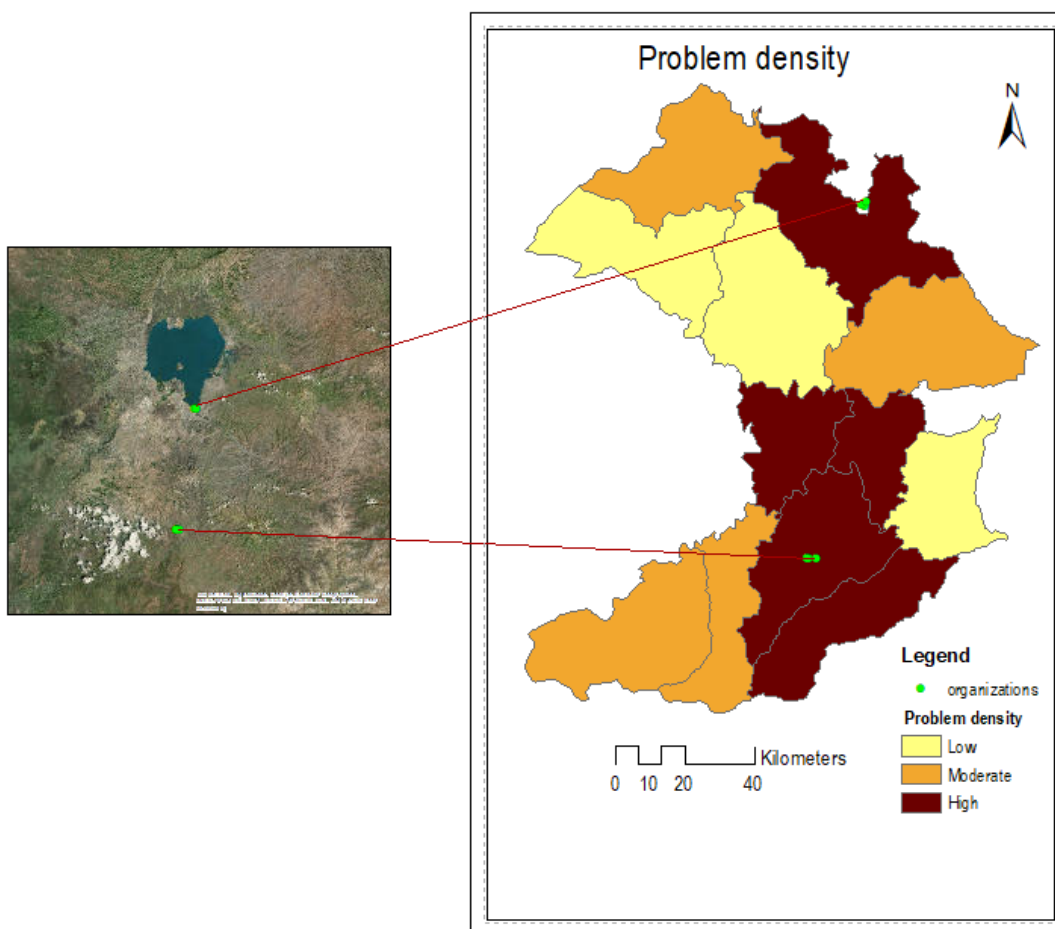


Figure 18: The density of women land right problem in West Gojam zone

The figure above shows the density of women land right problems in West Gojam zone. The range represents some problems exist in each district; 0-1 as low, 2-4 as moderate and 5-9 as high density. Therefore, a district of Jabi tehinan, Dembecha, Bahirdar Zuria, Quarit, and Sekela shows a high density of women land right problem. In contrary Dega Damote, Debub Achefer and Mecha have a relatively low-density problem. Others like Semen Achefer, Yelimana Densa, Bura, and Womberma have moderate types of problem. As a result, indicates that the high-density district located around the organization may be women could access this organization easily. However, the other areas probably far and unable to report their problem.

Column B of table 3 - on the “types of problem” based on the spatial distribution and frequency of occurrence per month across geographical areas of West Gojam zone as shown in figure 19 below

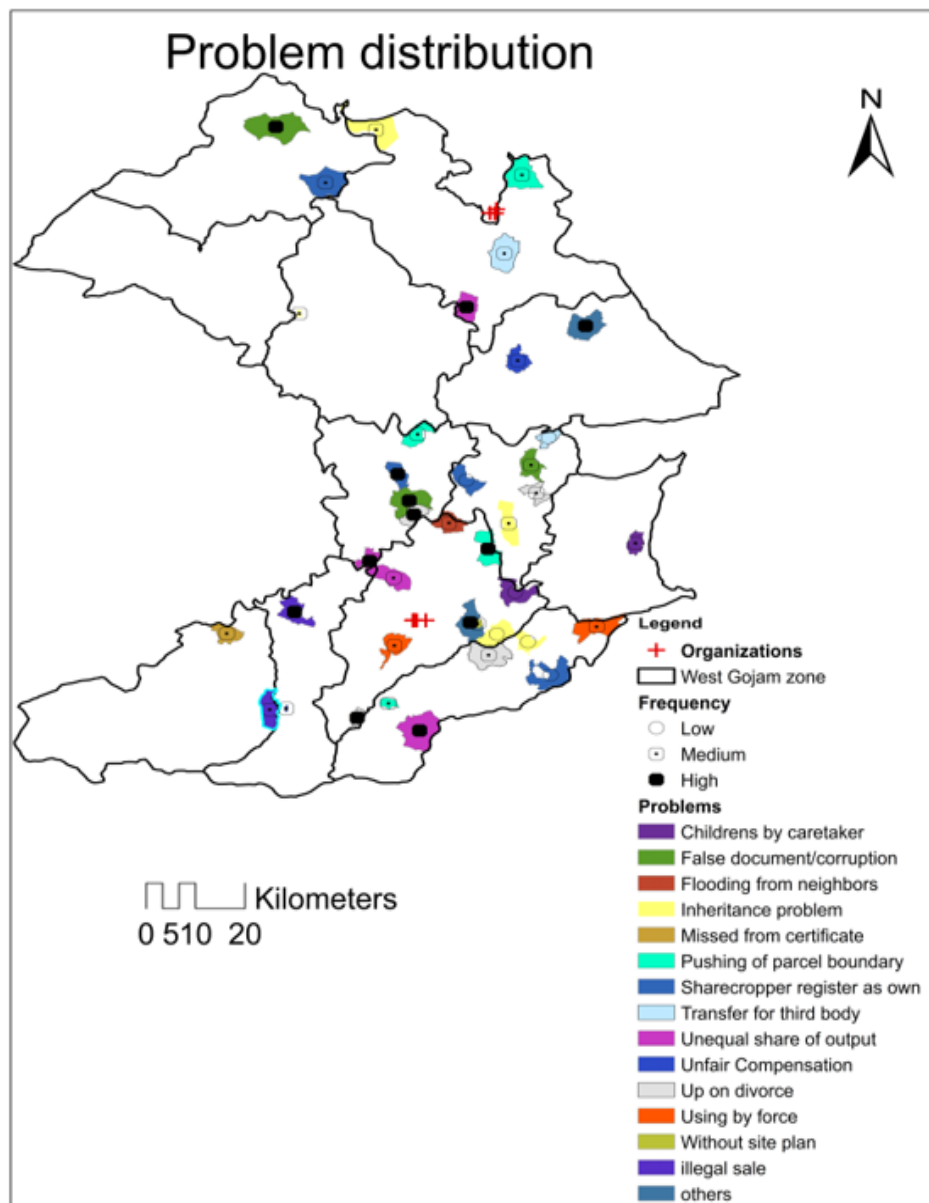


Figure 19: Women land right problem distribution in West Gojam zone

As the figure above illustrates the distribution of women land right problem, in West Gojam zone and their frequency of occurrence per month. The frequency range represents 1 as low, 2-4 as medium and 5-8 a high frequency. According to this seven of the district shows a high frequency of problems; Sekela district has a

sharecropper register as own, false document/corruption, unequal share of output and up on divorce; Jebi tehnan district has a pushing of parcel boundary, up on divorce and others; Semen Achefer district also has a false document/corruption; Bahir Dar Zuriya district has unequal share of output; Yilmana Densa district by others type of problem(gender inequality and inequity, food insecurity, illiteracy and low decision-making power); Bure district with illegal sale and finally Dembecha district has the unequal share of output problem which all frequently reported.

4.4.2. Intervention location

The column B of Table 5 shows the intervention location, and this is summarized in figure 20 below. The frequency indicates the number of organization that has been applied the intervention location demonstrated at x-axis of the graph.

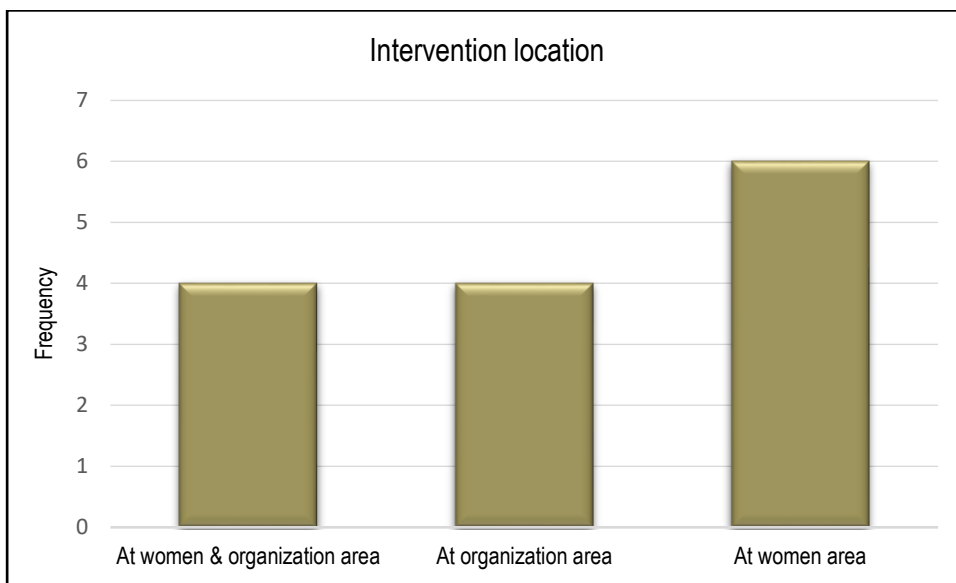


Figure 20: Intervention location

As the figure shows, four of the organization have a two-side traveling for an intervention implies at women area or organizational area. Other of the four did through women come to report in a nearby organization, and any referral then goes to a zone and regional level. Moreover, the rest six are trying to address problems at a lower level or women area by providing a service at the community level, or professionals go to women, or problems are going to be solved at kebele and alternatively using a phone call. The intervention location mainly depends on the types of intervention for example during training of community representatives it may be carried out near to the organization. In another situation, organizations go directly to women parcel/home as needed.

4.4.3. Accessibility

The column C in table 5 “accessibility” is summarized in figure 21 below.

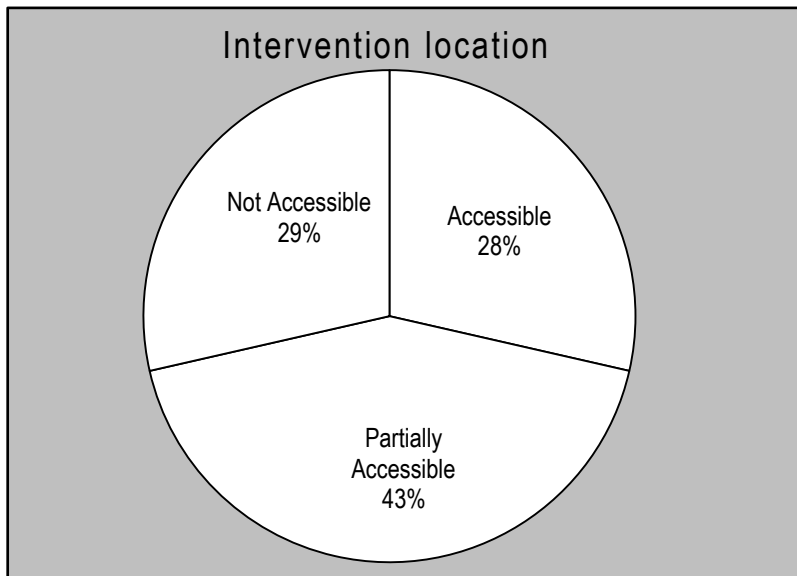


Figure 21: Geographical accessibility of the interventions

Depending on the intervention location the accessibility is described as 28% of the organization are accessible (Police, LIFT, Administrative Council and GIZ) because of the intervention mostly takes place to women area, and also through government made community group and using institutional links. The other 43% are partially accessible (World vision, Amhara women association, Women children affairs, Public prosecutor, and Town development and house construction,) by use of the different ways to increase their accessibility including the government made community structures (1 to 5 group), mass community intervention such as school building, infrastructure, water. The rest 29% not accessible at all (Women lawyer association, Regional LA/gender affairs sector, Public grievance and Amhara development association) due to different reasons like the absence of sub-branch offices up to the lower level, the limited number of staffs to handle the numerous kebeles and other reason. Therefore the majorities of the organization are partially accessible and entirely inaccessible which might be hinder the effectiveness of interventions from addressing of women land right and discourages many women from their right claim.

4.4.4. Strategies to be more accessible

In column D of table 5, “the strategies to be more accessible” is summarized in figure 22 below. The frequency denotes the number of organization that has been taking the strategies displayed at x-axis of the graph.

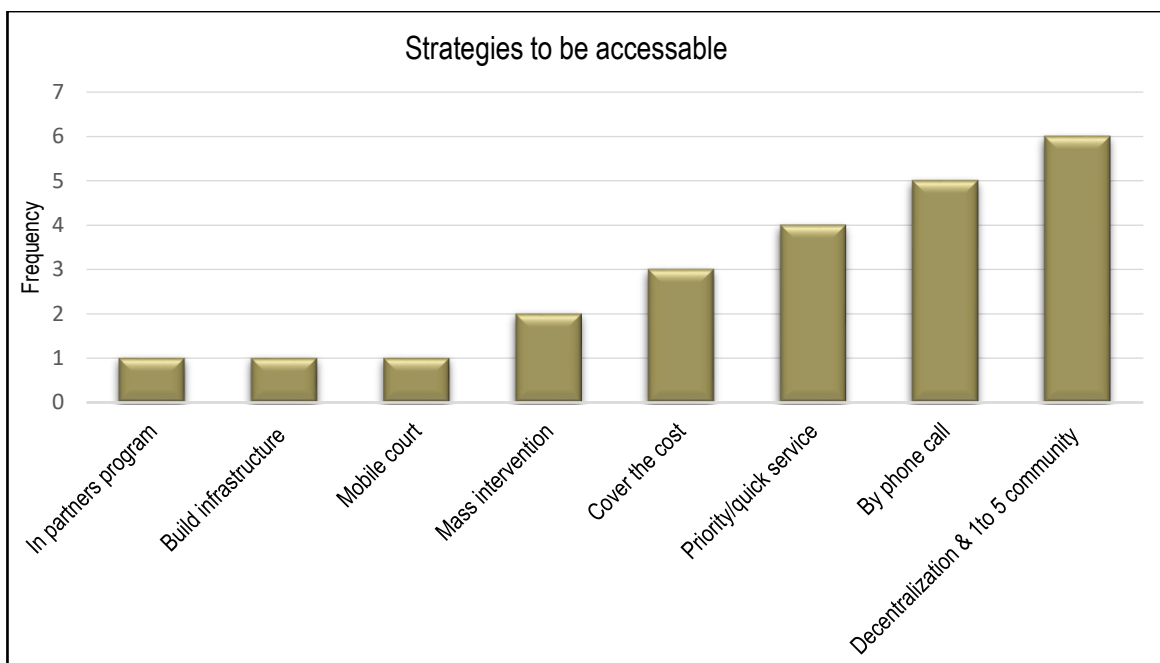


Figure 22: Intervention strategies to be more accessible

Based on the above figure the most common types of strategies to increase the intervention accessibility are;

- i. Decentralization & 1to 5 community groups
- ii. By phone call
- iii. Priority/quick service
- iv. Cover the cost

The first techniques were the government decentralization system, and community 1to 5 groups helped through give training, workshops for representatives of the community and lower level professionals to be managed the rest of the people. The second is through a phone call for women at their nearby kebele aimed to solve the problem there when the residing is in a remote area. In third place, giving of priority/quick service for women who come from distantly. Also helping by cover the transportation and food expenses.

Moreover, others of few do a mass intervention, coordination with partners program, building of kebele connector road, assign transportation and bridge construction and build Mobile courts for an uncovered area with the court.

4.4.5. Intervention location “opportunity”

The column E of Table 5 presents the physical location opportunity, and it is summarized in figure 23 below. The frequency implies the number of organization that shared the idea under x-axis of opportunities.

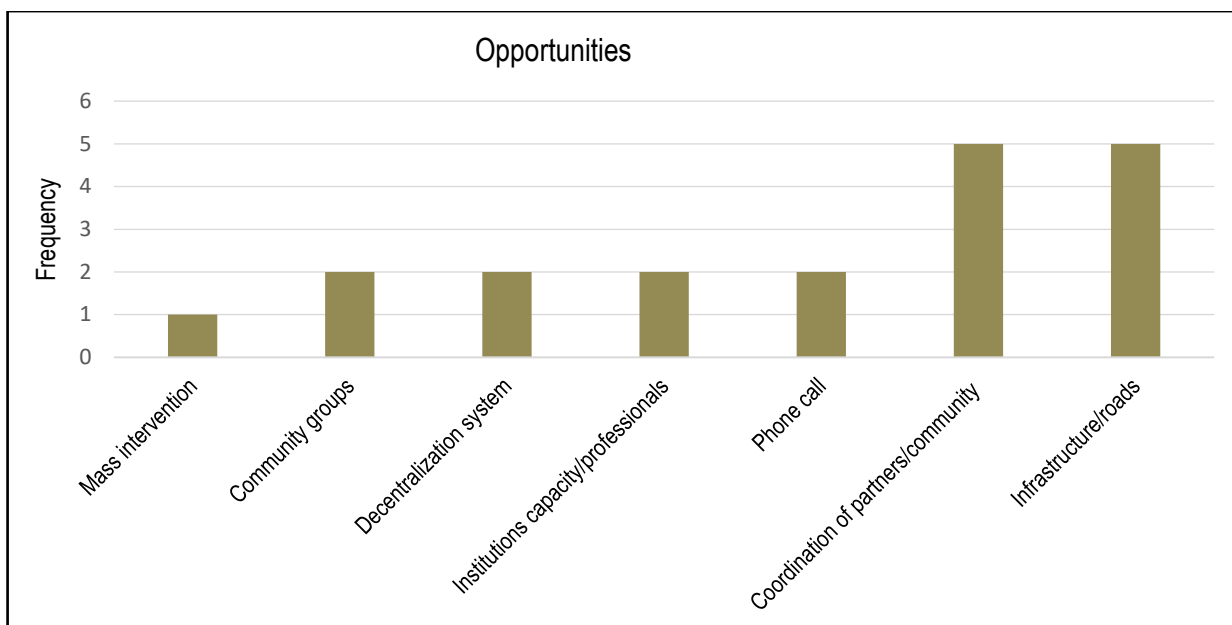


Figure 23: Intervention location opportunity

The commonly indicated opportunities of intervention location for future effectiveness of the intervention are;

- i.Coordination of partners/community
- ii.Infrastructures/roads
- iii.Community groups
- iv.Decentralization system

The first one taken as opportunity is about coordination of partner and communities for specific interventions like awareness creation programs, implementing some intervention mission additionally to their job responsibility was helpful especially for remote kebeles for example the GIZ applied this method together with land administration so that the intervention under SLM (sustainable land management) was enabled accessible for every kebele via this sector. The next is the infrastructure development such as road construction, public transportation made by the government that aimed to connect each remote areas are promising for the accessibility issues. The other is a government elaborated community’s groups that were considered as an opportunity due to most of the intervention applied via this hierarchies. For example, the access of information, interventions such as schooling, health, and mass certification was made by this group through an instruction first given for community representatives then latter the public managed the rest of the activity, the upper bodies only supervised the progress made by this group.

4.4.6. Intervention location “challenges”

Column F in table 5- on the “Physical location challenges “- is summarized in figure 24 below. The frequency indicates that the number of organization that shared the idea under x-axis of challenges.

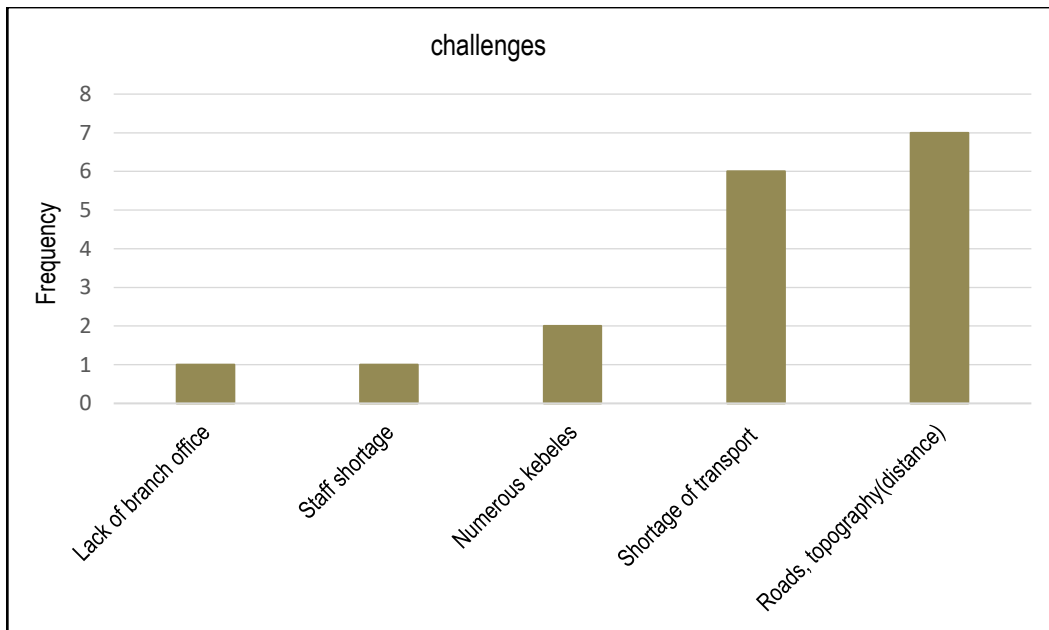


Figure 24: Intervention location challenges

As column “F” of table 4 shows the majorities of an organization highlighted, the effectiveness of the intervention determined by distance and topography during implementation, monitoring and follow up. The hardship in traveling can be discouraged both women and professionals. This idea also reflected in problem distribution section which many of problems were reported from the nearest districts. But not implies the remote location have no problem instead women are give-up for the right claim. Therefore, the significant challenges for future intervention as shown in the figure above remain regards to the unfavorable/risky roads and topography as well as the long distance. The attempts made to assign public transportation to the area still not satisfactory. Moreover, numerous of kebeles in West Gojam zone still needs more resource and human power to be covered. The rest issue related to the lack of branch office up to lower level and all aspects were considered as hinder for the future intervention of women land right.

Summary

Many of problems reported from the nearby districts and the distribution of the organization are not proportional to geographical location. As a result, the majorities of this intervention location are inaccessible and partially accessible for women. These inaccessibility issues were tried to tackled by different tactics through interventions via a government decentralization system and one to five community groups, following cases by phone call, giving of priority for who come from remote areas and cover the cost of transportation. In this way the collaboration of stakeholders, infrastructures developments, one to five community groups and the government decentralization system were considered as good opportunities for future intervention besides of the challenge regarding to uncovered areas with infrastructure as well as long distance, limitation in transportation and numerous kebeles which all potentially hinder the future efforts in addressing of women land right.

5. DISCUSSIONS

This section covers the discussion part of the study in such way that issues from different kinds of literature were taken which related to women land right and efforts made in various countries; essential ideas then derived, discussed with the chapter four of the result. The overall implication of these findings all leads to the conclusion and researcher recommendation at the end.

5.1. The general background of the interventions that address women's land rights

As this study revealed that majorities of organizations are governmental who involved in land matters through a decision making, implementation, and enforcement of the law. Other including bilateral through financial and technical support for the secondary certification. Whereas NGO's and community associations participated directly or indirectly through a training and material support, facilitating to the land sector and communities. Therefore, these organizations they did in collaboration with each other during an intervention and all have a similarity in goal to create a hunger-free society by own intervention through realizing of tenure security, better investment, others granting to access to another enabling environment like basic needs and resources such as financing, technology, and training. Thus intervened women were mostly widowed, divorced and single women therefore primarily illiterate and few of literate which shows that the level of women education and marital status does matter for their tenure security. However, the interventions were not addressed all reports rather than the primarily focused was given to the poor women, daughters and old women, patient, and disabilities.

A finding from other countries shows that there is an active civil society organization involved in land matters. For instance, in India the ActionAid's was work on women's land rights to tackled the land injustice through provision of advocacy and land rights claims taking place in the broader context of social movements which was aimed to foster existing women's groups, which reinforced the women's movement and which could be interfaced with the government and was targeted to the most marginalized women (Forsythe and Wellard, 2013). Also in Uganda the civil society organization were actively involved in land matters through research and advocacy, working for the rights of susceptible and marginalized people to attain justice and fairness in land privileges (Quintero et al., 2014).

5.2. Women's land rights problems and interventions

Various types of women land right problems are found in the study area which directly linked to land right and other socioeconomic problems. From the most common land right problems reported were the pushing of parcel boundary especially before a secondary certification as the boundary was based on traditional delineation which referenced to the neighbor's parcel. The other one derived from the low level of understanding about the women legal provision of land and property right as well as a human right basis resulted in the production of the false document, disposition by force and transfer of right for the third body of which was a common property of the household. Others including during a divorce condition, children by their take cares, inheritance problem and household decision-making problem that women unable to participate in the household, in this way son and husband are the supreme to inherent and to make a decision. Further, a sharecropper registers the parcel as own right and unequal share of the final harvest are both for women under a sharecropping system due to the absence of a legal agreement document in between and unaware of the necessary law regarding this ("yerga" law). Generally speaking, the causes of this problem arise from the old cultural perceptions reflects a men superiority and women considered as a secondary group in the household. The other is women always lack information's regarding the law, necessary documents and legal aid centers and other market information's which possibly affect their justice path. Moreover, the institutional limitation and unresponsiveness of executing an intervention are predeterminant. In another

hand, the unclarity of rural land law 46/92, amended 133/98 resulted in a court decision based on a noncriminal law that the land law not anymore helped women.

Interventions were taken to address problems in various ways across the organization. The first method was an awareness creation and information access through community weekly meeting about the process of certification, law, and gender right aspects that directed by community leaders and the officials facilitating their discussion. In another way, tenure documentation was targeted to certify women jointly to their spouse at first level certification, and later secondary level obtained. But still requires an updating system and identifying all tenure regimes to be recorded in the proper format. The other is collecting necessary evidence from the community and partner institutions for justified decision making and a review judgment. Also, different researches on women land right and other socio-economic aspects have been applied to inform decision-makers, as advocacy and action research at institutional levels was took for improving implementation capacity. The other one was a legal aid that supports women by legal advice, court brief and representing a client in court for who needs. Furthermore, linking to partners for better addressing of problems through referring to concerned bodies.

Comparable findings from Kakamega, Kenya, about the women land right problem in the event of divorce or widowhood, they are often excluded from residing the common property (Samuel Kimeu & TIK, 2017). Again in Uganda women was confront lack of recognition of right at family and society level an unfair share of the property (Quintero et al., 2014). A study from Tanzania found women problems like poverty issue, culturally supremacy over women, and furthermore, a land grabbing from women, boundary encroachment. Behind this problem, there are causes presented in this country for instance, in Tanzania women have been less access to information regarding their rights to land and laws (Kerbina.M, 2017). Also, Tura (2014) from Ethiopia and IOM (2013) Nepal relieved, the causes arise from the cultural stereotypes and perception. Tura (2014) further explained women unable to share and inherent to land due to their limited awareness on the breadth of the legal right and unaware of access to justice and the gap in law for example in a polygamous marriage.

Therefore, the intervention was undertaken in these different countries mostly in areas of awareness creation programs, joint titling, support women to be producers through a loan, financial support which is confirmed by this study too. As Ugandan CSO did legal documentation and land justice was taken through the will writing, a provision of information for women by use of media, engaged both men and women in awareness campaigns (Quintero et al., 2014). A USAID/Kenya of horticulture program supports women to produce cash crops that are not conventionally farmed by men, such as high-value native vegetables (Fintrac, 2009). Another study in Uganda, Ghana, and Burundi have been financial intermediation for low-income women through helping access to land, housing, mortgage by UN-Habitat's aid (Giovarelli, 2011). In Nepal, the compulsory joint titling was included pre-titling actions like workshops, artwork, meetings, and street drama (Giovarelli & Richardson, 2016).

5.3. Outcomes and challenges of the interventions in addressing women's land rights

The different intervention took to address women land right problem in the study area which has contributed to various achievements such as the rise of women and stakeholder's awareness, women participation in different meetings, loan & investment, quality of life, role model women in the economy, emerging of some women leaders. However, besides of this, there were main challenges across implementers including the shortage of material, transportation & budget, corruption, the harmful cultural norms, women unawareness, hidden evidence, partners limited collaboration, security problem and the lack of institutional commitment all posed their effect. Therefore, in pursuit of strengthening women land right, it requires a full commitment

regarding time, knowledge and resources through overcoming of the limitation for better implementation and enforcement of the law.

Other studies indicated their intervention outcomes in a similar way of this study like women become confident, the rise of legal awareness, fostering of women tenure security and quality of life. Accordingly, in India and Nepal, widows who were part of intervened from both government and civil society were attained to be more fluent, confident, and conscious of their rights, thus allowing to claim their property rights (UN Women, 2014). A USAID Justice Scheme in Mau Forest, Kenya, was approached in increasing women's access to justice related to their land rights was enhanced the legal awareness of both women's and men's, tenure security (Freudenburg, M. and Santos, F., 2013). A Ugandan CSO did a legal documentation and land justice, a provision of information which has endorsed men to understand the idea of co-ownership and fostering security of tenure and increasing quality of life, women gained understanding on the rights and ways to assert their rights, and the alignment of customary practices with the formal law (Quintero et al., 2014).

5.4. Considerations for strengthening women land right

Intervention experiences reveal that, the common concepts that needed to be considered for strengthening women land right in study area West Gojam zone. The first is an awareness creation, and education about the law, gender equality and equity and different socioeconomic issues should have targeted to women, community as well as officials in a way that best fit and more accessible to them. The next is the presence of the rule of law and combating of corruption, as everybody expects the right only arbitrated by the law other than illegal ways like false document and bias. That means the law to be implemented and enforced for any unlawful act of women land and property disposition should be under the law. The other is about the building of institutional implementation and enforcement capacity by human power, budget, and material. In this way the creation of land information system which relies on regular updating of information that should address all tenure regimes. Also, there should have a gender disaggregated data on women socioeconomic aspect at household levels which allows for the gender inclusion in any policy making, monitoring and any special support for women. Moreover, the numbers of women leaders in land and related areas are so necessary to look a gender perspective in project design, implementation, and the anticipated outcomes on women. Furthermore, there are other points just mentioned by a few of respondent such as having unambiguous, the nondiscriminatory law regards to land and other resources, a collaboration of stakeholders, encouraging women associations as a basis for their strength, legal and policy change, and approach revising of the way to conduct a training and the system of administration.

As this study described, many issues are highlighted for further consideration in the strengthening of women land right which touches a broad aspect. From these some of them also found by earlier studies from different countries are regarding awareness creation & education, numbers of women leaders, disaggregated data, clear description of the law/amend and enforcement mechanisms, a collaboration of stakeholders and forming of women associations for a better securing of women land right. According to this the Liaw, R. H. (2008); Giovarelli & Richardson (2016) revealed that having of unambiguous law in property and marriage can give women a better legal platform and that which should be legally enforceable too. Another two findings show that the shortcoming in the absence of disaggregated of data about women socioeconomic and other aspects results in a missed in the understanding of the conditions of gender inequality in land rights leads to overgeneralizations that hamper the effectiveness of interventions (Doss et al., 2013; UNWOMEN, 2013). L. Forsythe et al. (2015); Dyer (2013); Douglas (2007), highlighted the gender justice requires women representation in land governance institutions that can constrain the inclusion of women's needs in different institutional responses. The Ugandan study recognizes women groups and involvement of men in particular activities and moreover the need for a partnership of different actors, as essential aspects of success (Quintero et al., 2014). Also the gender media

campaigns in Bolivia, that convey the titling exertions have been tailored for the geographic zone, the local language, and social standards (World Bank, 2005).

5.5. Relationship of interventions in addressing women's land rights and the spatial distribution of reported problems

The physical accessibility was illustrated by CEDAW as one element of access to justice requires those service providers existed throughout the national territory. Since the distance affects people's capability access to justice in various ways by traveling of long distances is time taking and costly also influence the level of income due to the hours or days demands for leave a work (Marchiori, 2015).

As this study shows all organizations are located in zonal and regional town especially the NGO's and community associations at least, they do not have a branch office to other geographical areas. In turn, many of women land right problems are distributed merely around and near to this organization and others sparsely distributed across remote districts implies its geographical inaccessibility. Thus, most interventions take place at organization location and occasionally to women residence for a specific type of intervention. Accordingly, the intervention location is mainly inaccessible and partially accessible to women. Even though as a strategic intervention there were interventions through government decentralization system and 1 to 5 community groups, following cases by phone call, giving of priority and cover the transportation cost for remotely residing women. These all methods were considered as suitable occasions for forthcoming of challenge about the poor infrastructure and transportation problems, as well as the far and many kebeles.

The issue of geographical distribution of organizations, inaccessibility, transportation challenges and strategies mentioned by other studies in different countries like to this study. According to this in Tanzania, several of legal aid organizations in the country are placed in city centers. As a result, communities are very limited to these legal services due to inaccessibility of geographic location (Kerbina.M, 2017). Also in Uganda women who follow their case have to be travel far caused access to justice is very costly and inaccessible (Quintero et al., 2014). Similarly, in Nepal, the distance and limited mode of transportation, together with the home workload of women constrain their mobility to claim the right (IOM, 2013). Marchiori (2015), mention as one strategy was taken a mobile court for better access to justice closer to women in various countries such as Somaliland, Sierra Leone, Pakistan, and others.

6. CONCLUSION AND RECOMMENDATION

This research provides an insight into women land right problems and interventions existing in the study area West Gojam zone, Ethiopia. It is based on primary data and secondary data obtained from the field, as well as literature on women land right problems, interventions and outcomes found by other studies which all are analyzed, presented and discussed. In this chapter, the main findings of the study are summarized and presented in the conclusion section. Based on this, the recommendations are given for any concerned stakeholders for strengthening of women land right in the area which is related to awareness creation and information access, the availability and accessibility of organizations, institutional and legal requirements.

6.1. Conclusion

This subsection presents the summary of findings by reflecting and interpret the identified result about women land right problems, causes, existing interventions and outcomes in the study area. The main objective of the study was to investigate existing interventions towards securing women land right and identify basic requirements for further consideration for strengthening women's land right in Amhara Regional State, Ethiopia. Here are below the conclusion made for each specific objective:

Specific objective 1: To describe the general background of the interventions

The majorities of organizations involved in land matters are governmental, and others small in number are NGO's, bilateral and community associations who directly or indirectly involved in women land right through a service provision, training, material support, free legal aid and so on. The organizations have a common ambition to create a hunger-free society by realizing tenure security, encourage a better investment and others through granting to the use this right by access to basic needs and requirements in areas of financing, technology, and infrastructures. Based on the intervened women they are dominantly widowed, divorced and single. Also, they are mostly illiterate and few of secondary and primary education. Therefore, the interventions available for securing women land right are governmental, NGO's and community associations. However other considerations are further necessary for the better strengthening of women land right including the accessibility issues, affordability, and quality of service. Additionally, the majorities of the NGO's and associations are not freely involved in land matters due to some regulations restrict them but should have a workable government policy as well for this matter. As a result of this, they do indirectly through a material provision, support of community advocating teams and the local NGO's who promoting gender justice.

Specific objective 2: To investigate women's land rights problems and the interventions

Women have various problems regarding the control and use of land and other socioeconomic issues in the study area. Commonly reported problem was the pushing of parcel boundary, due to the general boundaries and unavailable of reference data for arbitration. Also, women unable to inherit the land from the family such as bequest right and husband property after his death due to the family not permissible to continue the right especially if no children. In another hand, a household decision-making process commonly made by the husband and son regarding land and property issues. The other is regarding women under a sharecropping system faces a problem like a sharecropper register the parcel as own due to the absence of a legal agreement document in between and unawareness of the necessary law. Moreover, women have a problem of unequal share of the final harvest from such sharecropping system. There are also other problems like the production of false document over the common properties of the household that excludes a wife from the holding, the transfer of right for the third body takes place purposefully by a husband, he transfer the land and property to one of his family members without her knowledge, in another way men culturally exerts a force to dispose women land right gradually she decides to leave the possession just to save her life. The last regarding a

problem upon divorce as the same time husband not kind to share the land and property to his wife other than the legal procedures. The common driving forces are the harmful cultural norms which undermine women regarding their ability to administer land and property, the information gap in regarding the law, legal documents, legal aid and institutional limitation towards implementing and the enforcement of law all contribute to these problems.

In response to the problem, different interventions are involved from the government, NGO's and community organizations to address these problems in various ways. Awareness creation and information access was widely applied and was considered as a way of addressing the cause of the problem. This method is used in a weekly community meeting, stakeholder's discussion fora and training events. However, the numbers of women involved and their involvement in a discussion were limited. It was further noted that these awareness programs always focused on the community level only, but should upstream to the administrations. Additionally, there were women general capacity building programs regarding social, economic and political aspects. These could be income generating activities or programs strengthening leadership skills. An important intervention was related to tenure documentation designed for women to register jointly to their spouse. However, this documentation was not sharp enough, not all tenure regimes were adequately addressed and lacked an updating system. The other is collecting evidence made through approaching the local community and administrations from the lower level to identify the realities on the ground. Then this evidence helps for a review judgment process (for wrong decisions assumed to be made). Also, research was conducted by some organizations regarding women land right and the law and the effective implementation of the law and advocacy. Further, women received legal aid through legal advice, court briefs and by representing a woman in court. Women who were not aware of these legal aid centers did not benefit and could even be negatively by the final court decision. Often women do not know the exact path for help and support, women report to nearby accessible institutions who might not always be the best to address the problem. Therefore, organizations work together to facilitate solving the problem and eventually indicating another justice path.

Hence, the various women land right problems are tried to addressed by different strategies. However, some of them require approach revising of the existing ones for the better effectiveness of the intervention. The first on the way how to disseminate the information's for all concerned bodies, and whom to attend in training, what issues to be addressed and others. The second, it is necessary to overcome the unaddressed tenure regimes by modernizing the land information system and data updating systems of the organizations. Thirdly, the free legal aids were helpful for women those of knowing the center otherwise for rest not benefited anymore but should be pre-introduction activities across all societies using different information access techniques. Others interventions including the link to partners, research, women general capacity building programs, income-generating activities and collecting of evidence are relatively delivered well except for the issues of how much is the quality of service, coverage, and accessibilities. Therefore, it requires scaling up of this coverage to address many areas as well as many women land problems to the strengthening of women land right.

Specific objective 3: To investigate the outcomes and challenges of the interventions in addressing women's land rights

The different intervention took by organizations helped to address many women land right problems from its cause or the provisional problem but there are also remain unsolved due to the severity of problems and the limitation of the implementation in terms of the way to conduct a training, gap in tenure documentation system, missed a gender aspect from the project design and so on. But generally, there are achievements after the intervention regarding the rise of women awareness and litigation power, women participation, loan and investment, quality of life, role model women in the economy, and income generation, women leaders

and awareness of stakeholders. This outcome did not achieve in the smooth environment, but many challenges were confronted during and after an intervention. The main challenges across the organizations were a material, transportation and budget limitation, bias, corruption, the harmful cultural norms which prevent women from administering land and property, women unawareness, staff shortages, security problem and lack of institutional commitment.

Generally speaking, the intervention was helpful to address many women land right problems and enabled to achieve many positive outcomes. The critical thing to consider is there should be monitoring and follow up of these positive changes for its sustainability. Moreover an experience based suggestions obtained from the implementers are awareness creation and education for women, community as well as implementers, building of land information system, the presence of the rule of law and combating of corruption, increase the numbers of women leaders in land matters, proper implementation and enforcement of the law, gender disaggregated data and special support, collaboration of stakeholders and precise description of the law which needs taking in to account in strengthening of women land right in the area.

Specific objective 4: To identify the relationship of interventions in addressing women's land rights and the spatial distribution of reported problems

Most of the problems found around and neighborhood to the district of organization implied that women from this area accessed better than the remote residing. Also, the furthestmost interventions take place at organization location and seldom to women area. As a result, this intervention location mostly inaccessible and partially accessible to women. Even though, the organizations made different tactics for the accessibility issues such as interventions go to the lower level via government decentralization system and 1 to 5 community groups, follow women cases by a phone call to the lower administration level, giving of quick service and cover the cost of transportation. In this way, the coordination of stakeholders, infrastructures developments, and the government decentralization system was considered as good opportunities for future intervention besides of the challenge regarding uncovered areas with infrastructure as well as the long distance, shortage of transportation and others that might be encumbrances for next addressing of women land right.

The majorities of interventions are inaccessible and partially accessible for women. There are accessibility strategies in place still an issue regarding the infrastructure and transportation limitation. Therefore, it is necessary to consider the availability of service providers across all geographical areas as well as the accessibility can be improved by structuring kebele connector roads, bridges and assigning transportation systems for the strengthening of women's land right in the area.

General conclusion

The research findings allowed to conclude that, there is progress has been made by the government, NGO, bilateral and community organizations towards securing of women land right. Through various ways, the positive results are encouraging but still have identified challenges that might hinder the effectiveness of the intervention. In particular, there is unclarity of the rural land law 46/92, amended 133/98 which was difficult for interpretation which necessary to be revised. There are also limited enforcement mechanisms which seen women was troubled even after a court decision made to operate in the field; it needs really to operationalize of the given law up to the ground. The other is the awareness creation programs was only focused on the community level without considering the higher administrations such as decision makers and other officials. Therefore, it is necessary to incorporate a gender-sensitive administration for officials too and a pre-assessment before the intervention about how can affect women by the outcomes. Also, there was a gap of follow up and monitoring system which possibly affects the sustainability of the positive results. Therefore, most of women land right problems could be tackled at first glass by having a vigorous institution regarding data management system, gender-sensitive administration, workable guidelines and pre-awareness activities before and during intervention for all concerned stakeholders. Moreover, institutions necessary to close

chances for the biased and false document by having technologies like a computerized system and software instead of paper-based systems that can help to the ease of the work as well as preventing the possibilities of inconsistencies. As the research framework helped to investigate the women's ability to access to their land rights in West Gojam zone, they are influenced by different factors including the physical inaccessibility, the culture, lack of information, institutional limitation in implementing and enforcing of the law, low level of education and others. Therefore, different efforts towards securing of women land right can be more effective if all of these factors along the justice path are taken into consideration before, after an intervention even after the outcomes.

6.2. Recommendation

Based on the conclusions of the study, the following is recommended to the Government, NGO's and community organizations active in the field of women land rights in the study area West Gojam zone, Ethiopia.

❖ About information access and awareness raising:

- Use a variety of media and messages to ensure that all potential beneficiaries are included, especially considering constraints of literacy, language, and access to mass media. It should be directed upstream to policymakers and other leaders, and downstream including the communities, implementers, and other stakeholders.
- Educating both women and men preferably from starting of lower schools about gender equality and practically exercising girls in leadership in available occasions such as school media, drama, meetings. In this way, the harmful cultural norms will be degraded from the root as everybody gets familiar with the new approach of gender equity and equality.
- All women should know of women legal provision of land and property right and human right basis, this is very important, as the majority of problems arise from not knowing, misunderstanding and abuse
- So that, encourage the participation of women in various programs and consider their thoughts about land matters which the final decisions will not negatively affect them.

❖ About the availability and accessibility of organizations

- First foremost the availability of organizations across different geographical parts of the area is necessary if access to intervention to be effective. If not available consider other best options in accessing of the intervention for women residing in remote areas. For instance, a women paralegal who obtained training in basics of the law, familiar to the local culture, can be a good option for responding women's needs through legal support.
- The accessibility of intervention should be improved by infrastructural developments including the road, bridges, and transportation in an affordable manner for both women and men. It should consider both the uncovered areas as well as renewing of the damaged infrastructures.

❖ About institutional and legal requirement:

- Regard to the law it is necessary to have clear legal and institutional frameworks with appropriate working guidelines prior to the implementation and enforcement of the land law.
- It is recommended to scale up the institution's capability of identifying and formalize women's rights to land and property which based on regular updating of information and considers all tenure regimes captured.
- It is necessary to have coordination and support among different offices that one institution alone cannot change the culture and traditions of the country. Moreover, it is necessary to open the door for volunteers who involved in securing of women land right by revising the country regulations which probably a barrier for them.
- Establish a comprehensive service delivery by reducing the number of steps

- Be responsive to the continuity of the result regardless of the change in the political system, personnel, and other conditions. Additionally, the results should not be ended due to the projects life. Instead, the community and other stakeholders need to take their share.
- Consider other options for women enabling in access to land and property rights such as, to purchase or rent land, or improve housing, inputs of production, market chain for the output produced and others which can empower and build their capacity through social, economic and political perspectives.

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APPENDIX

Research matrix

Research sub-objective	Research questions	Techniques of data collection	Indicators	Required source of data	Techniques of data analysis	Anticipated Result
To describe the general background of the interventions	why did they establish the organization?	Structured Interview	Aim of establishment	senior staffs	Thematic Analysis	Organization aim description
	When established?	Structured Interview	Year of establishment	senior staffs	Thematic Analysis	Year of establishment
	Which categories of women are come to seek an intervention?	Structured Interview, secondary data (reports)	age, education, status category	senior staffs	Thematic Analysis	Categories of women in terms of age, education, and status
To investigate women's land right problems and its interventions	What types of problems being reported?	Structured Interviews, Secondary data (reports)	types of problems Frequencies of occurrence	senior staffs	Thematic Analysis Descriptive statistics (frequency, graphs to show yearly trends)	List of types of problem and its Frequencies of occurrence
	What are the root causes of those problems	Structured Interviews	Types of root cause Sources of root causes	senior staffs	Thematic analysis	List of types of root cause and its source
	What are the interventions to address the problems of women's land rights	Structured Interviews, Secondary data(reports)	Types of Intervention, Frequency/ month, conditions of intervention, Target groups,	senior staffs	Thematic analysis Descriptive statistics (frequency/ month)	List of intervention type, frequency/ month, conditions of intervention, Target groups (what solution for what

			Actors/ collaborators			problem), Actors
	How does the intervention address the root cause of the problems?	Structured Interviews, Secondary data(reports)	Strategies used, Scope and focus of intervention, Model of intervention	senior staffs	Thematic analysis	Description of Strategies, Scope and focus of intervention and Model for intervention
To investigate the outcomes and challenges of the interventions in addressing women's land rights?	What are the main achievements of the intervention?	Structured Interviews, Secondary data(reports)	number of cases solve/unsolved, unintended achievement: positive & negative, yearly trends	senior staffs	Thematic analysis Descriptive statistic (Graph)	number of cases solve/unsolved, unintended achievement: positive & negative, yearly trends
	What are the key challenges you are facing during the implementation processes?	Structured Interviews	main challenges, Source of challenges, Ways of overcome challenges, Lesson learnt	senior staffs	Thematic analysis	Description of main challenges, Source of challenges, Ways of overcome challenges, Lesson learnt
	As a result of the outcome, what considerations are needed for inclusion when securing women's land rights?	Structured Interviews	considerations in order to secure women's land rights, emerging partnerships in process of addressing, new insights	senior staffs	Thematic analysis	considerations in order to secure women's land rights, emerging partnerships in process of addressing, new insights
To identify the relationship of interventions in addressing women's land	What are the geographical areas where interventions in addressing	Structured Interview, observation	Intervention location	senior staffs	Thematic analysis	List of intervention geographical areas

rights and the spatial distribution of reported problems	women's land rights have taken place?					
	What are the type of reported problems, and their frequency, in different geographical parts of the study area?	Structured interview, secondary data (reports, maps)	Spatial distribution of the problem, its types, and frequency	senior staffs	Thematic, Descriptive statistic (frequency), Spatial distribution analysis	Spatial distribution of the problem, its types, and frequency
	What is the relationship between geographical distance, interventions, and women's land right's problems?	Structured interview, Literature (earlier studies)	Distance factor for an intervention	senior staffs, Secondary data source	Thematic analysis	Correlation of geographical distance for an intervention
	What is the implication for future interventions in securing women's land rights?	Structured interview, Literature (earlier studies)	Opportunities and challenges	senior staffs, Secondary data source	Thematic analysis	Opportunities and challenges for future intervention