

Safeguarding Land Rights to Promote Inclusive Agricultural Transformation: Drivers and Consequences of Land Tenure Insecurity in Africa

Presenter: Hosaena Ghebru

International Food Policy and Research Institute

Food Security Innovation Lab Reflection Workshop

Theme 4. Agricultural Land Policies and Land Use in Africa's Rural Transformation

March 5 -6, 2019

Washington DC, USA

- Changes that affect customary land tenure systems were witnessed in many parts of the developing world (Cotula and Neves 2007).
- African countries undertook land tenure programs to safeguard land rights of smallholders and enhance investment and agricultural productivity through:
 - Improving land administration
 - Enhancing land tenure security
- Mixed results with regard to success:
 - Potential economic and social impacts (enhancing tenure security, investment, credit access and land market participation)
 - Low uptake rate of reform programs (e.g., registration and certification)
 - Sustainability issues
- Addressing the knowledge gap in terms of **what** works? **Where?** and **why?**

Data source

Country	Ethiopia	Malawi	Ghana	Mozambique	Nigeria
Data Sources	IFPRI's Ethiopia Survey of 2015 and FtF LSMS-Integrated Household Survey IV (IHS4) 2016/17	EGC- ISSER Ghana Socioeconomic Panel Survey	Mozambique TIA survey 2014 and TIA supplemental survey 2015	LSMS-ISA General Household Survey 2012/13	
Individuals	27543	53885	16158	19192	29315
Households	6693	12447	2238	3278	2977
Parcels	22161	14118	5982	10298	5893

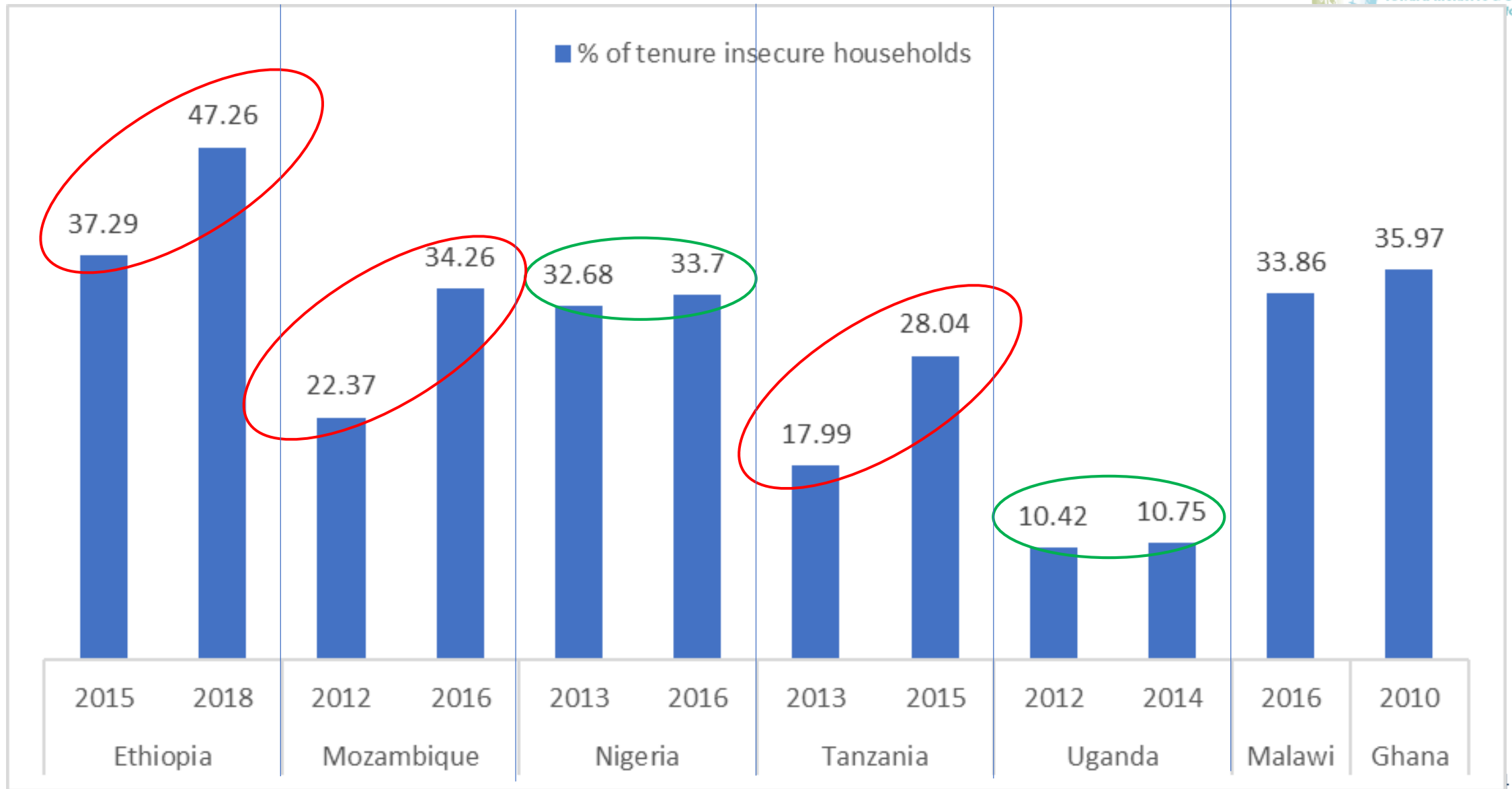
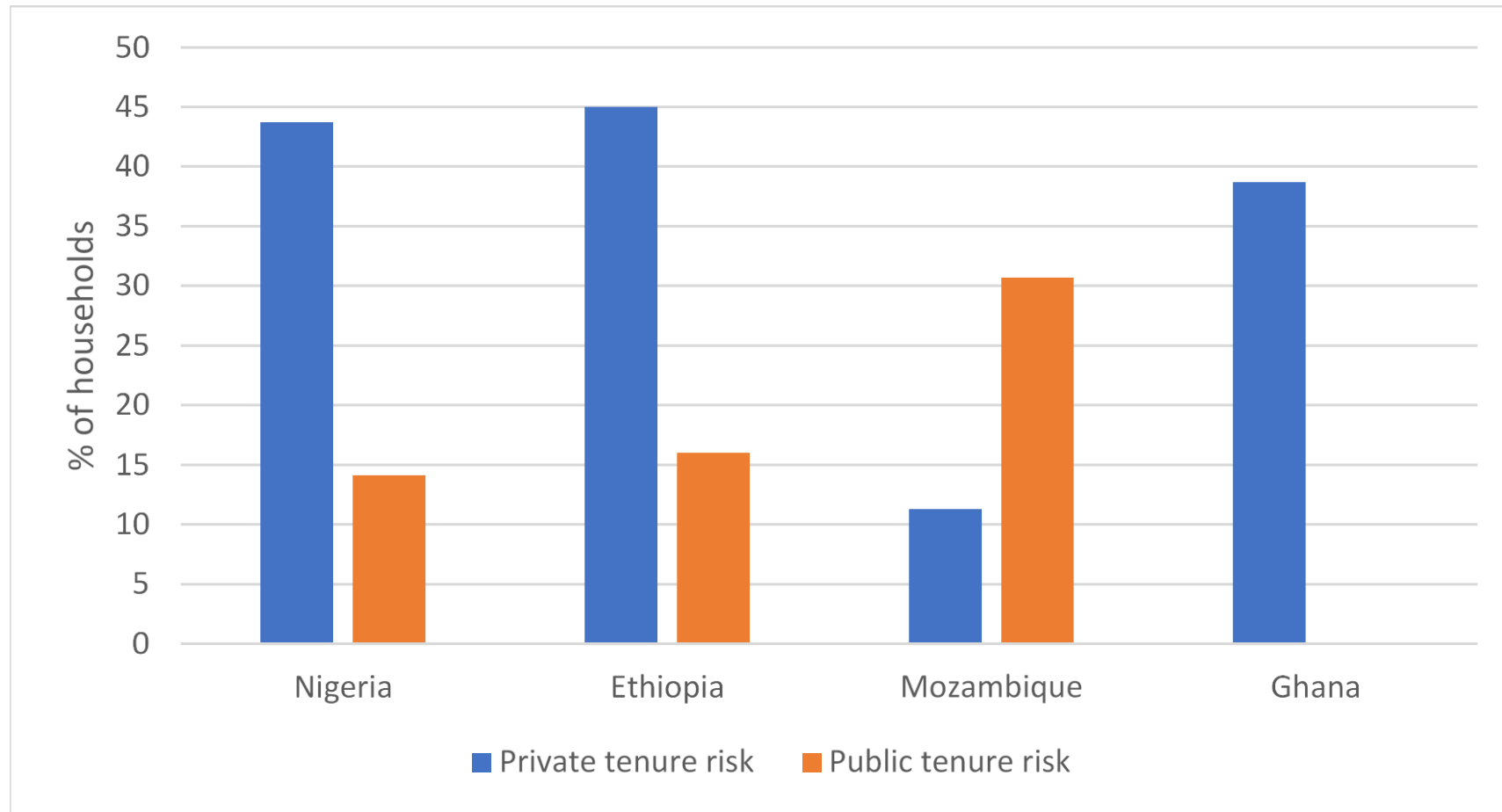


Figure 4 Perceived tenure insecurity at household level



Effect of land market vibrancy and economic vibrancy on perceived tenure insecurity

VARIABLES	NIG	MOZ	ETH	GHA	MAL
Community-level prevalence of land market [†]	1	1	1	1	1
Proportion of households with latest land owned within 10 yrs	1	0	1	1	0
Community level economic vibrancy ^{††}	1	1	1	1	0

• Prevalence of land markets is associated with eroding perceived tenure security of households in all four countries.

[†]community proportion of households who participate in the land market through land purchase, rent/sharecrop in/out, loan

^{††} 1 if community proportion of households who have house with modern roofing material

^{†††} 1 if community proportion of households who participate in the land market is greater than the aggregate sample median proportion of participants in the land market, and 0 otherwise.

^{††††} 1 if community proportion of households with modern roofing materials is greater than the aggregate sample median proportion of households with modern roofing materials, and 0 otherwise.

Effect of social dynamics on perceived tenure insecurity

VARIABLES	NIG	MOZ	ETH	GHA	MAL
	Plot holder is immigrant/non-indigine				
Community proportion of households where the head and spouse are immigrants/non-indigine					
Plot holder is female					

- **Similarly, social dynamics is associated with higher prevalence of perceived tenure security of households**

†community proportion of households who participate in the land market through land purchase, rent/sharecrop in/out, loan

†† 1 if community proportion of households who have house with modern roofing material

††† 1 if community proportion of households who participate in the land market is greater than the aggregate sample median proportion of participants in the land market, and 0 otherwise.

†††† 1 if community proportion of households with modern roofing materials is greater than the aggregate sample median proportion of households with modern roofing materials, and 0 otherwise.

Other factors

VARIABLES	NIG	MOZ	ETH	GHA	MAL
	Social connectedness				
Political connectedness					
Legal literacy					

- **Social and/or political connectedness is associated with enhancing perceived tenure security of households**
- **Legal literacy (knowledge of land laws/procedures also enhances perceived tenure security (especially, women)**

†community proportion of households who participate in the land market through land purchase
 †† 1 if community proportion of households who have house with modern roofing material
 ††† 1 if community proportion of households who participate in the land market is greater than the aggregate sample median proportion of participants in the land market, and 0 otherwise.
 †††† 1 if community proportion of households with modern roofing materials is greater than the aggregate sample median proportion of households with modern roofing materials, and 0 otherwise.

Data and Method

Type	Gender		Total
	Female	Male	
Head/Principal	928 ^A	2350 ^B	3278
Spouse	1798 ^C		1798
Total	2726	2350	5076

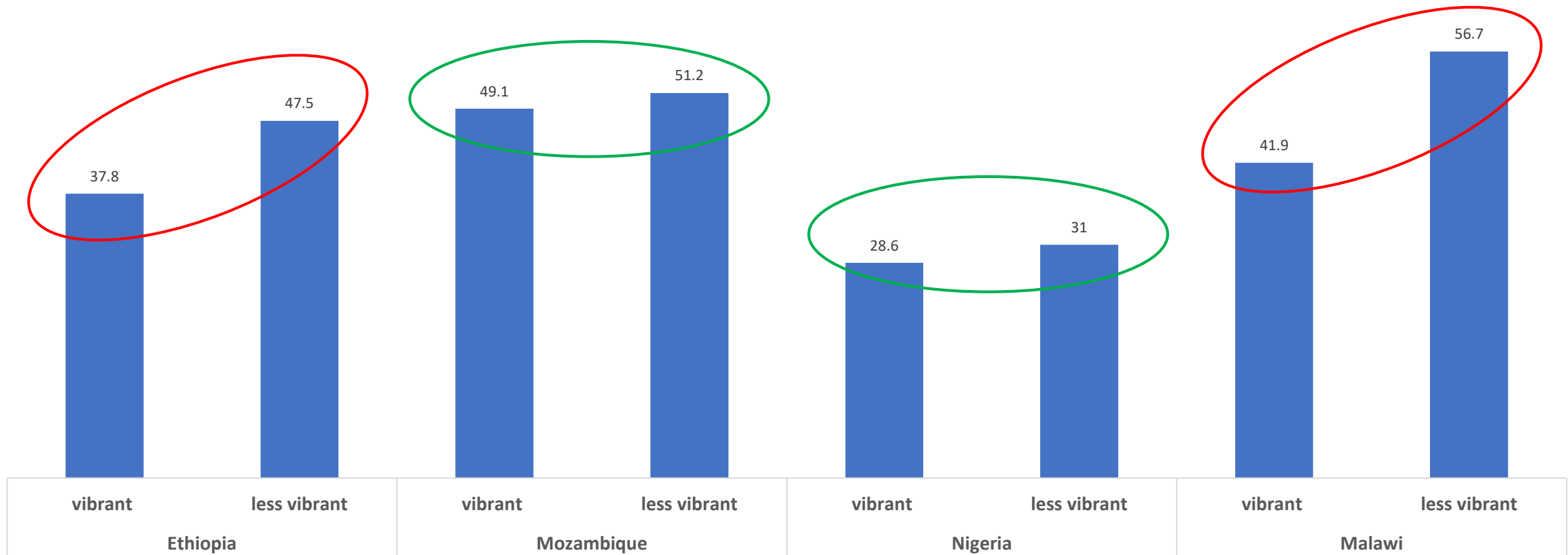
Note: Sub sample A and B used for Inter household analysis- Type I household
 Sub sample B and C used for Intra household analysis- Type II household

			Inter-household	
Explanatory Variables [‡]	Pooled sample	Intra-household		
		Female Spouse	Male head	Female head
Experience of dispute	0.092**** (0.02)	0.043* (0.03)	0.057** (0.03)	0.081** (0.04)
Age of the respondent	0.001* 0.00	-0.001 0.00	0.001 0.00	0.003*** 0.00
Political connectedness	-0.019 (0.02)	-0.036 (0.03)	-0.056** (0.03)	0.05 (0.04)
Social connectedness	-0.141**** (0.02)	-0.125*** (0.04)	-0.142**** (0.03)	-0.101** (0.05)
Respondent is indigenous	-0.064**** (0.02)	-0.027 (0.03)	-0.035 (0.04)	-0.042* (0.02)
Respondent received legal advice on land related matters	-0.004 (0.03)	-0.108** (0.05)	0.182**** (0.03)	-0.112** (0.06)
Respondent practice non-farm activity	0.117**** (0.02)	0.180**** (0.03)	0.075**** (0.02)	0.105*** (0.04)
Community level land market vibrancy ^{††}	0.142**** (0.03)	0.239**** (0.04)	0.097 (0.06)	0.033 (0.06)
Community proportion of households where the head and/or spouse are migrants	0.151**** (0.03)	0.031 (0.04)	0.142**** (0.04)	0.091* (0.05)
Community level land abundance ^{††††}	-0.059** (0.02)	-0.057 (0.04)	-0.044 (0.03)	-0.099* (0.05)
Plot is inherited	-0.160**** (0.02)	-0.164**** (0.04)	-0.022 (0.03)	0.078 (0.05)
Plot is purchased	-0.057*** (0.02)	-0.038 (0.03)	-0.045 (0.04)	-0.076** (0.04)
Plot cultivated with permanent crops (trees)	-0.143**** (0.02)	-0.084*** (0.03)	-0.093**** (0.02)	-0.065* (0.04)

Explanatory Variables [‡]	Pooled sample	Inter-household		
		Intra-household		Female head
		Female Spouse	Male head	
Experience of dispute	0.092**** (0.02)	0.043* (0.03)	0.057** (0.03)	0.081** (0.04)
Age of the respondent	0.001* 0.00	-0.001 0.00	0.001 0.00	0.003*** 0.00
Political connectedness	-0.019 (0.02)	-0.036 (0.03)	-0.056** (0.03)	0.05 (0.04)
Social connectedness	-0.141**** (0.02)	-0.125*** (0.04)	-0.142**** (0.03)	-0.101** (0.05)
Respondent is indigenous	-0.064**** (0.02)	-0.027 (0.03)	-0.035 (0.04)	-0.042* (0.02)
Respondent received legal advice on land related matters	-0.004 (0.03)	-0.108** (0.05)	0.182**** (0.03)	-0.112** (0.06)
Respondent practice non-farm activity	0.117**** (0.02)	0.180**** (0.03)	0.075**** (0.02)	0.105*** (0.04)
Community level land market vibrancy††	0.142**** (0.03)	0.239**** (0.04)	0.097 (0.06)	0.033 (0.06)
Community proportion of households where the head and/or spouse are migrants	0.151**** (0.03)	0.031 (0.04)	0.142**** (0.04)	0.091* (0.05)
Community level land abundance††††	-0.059** (0.02)	-0.057 (0.04)	-0.044 (0.03)	-0.099* (0.05)
Plot is inherited	-0.160**** (0.02)	-0.164**** (0.04)	-0.022 (0.03)	0.078 (0.05)
Plot is purchased	-0.057*** (0.02)	-0.038 (0.03)	-0.045 (0.04)	-0.076** (0.04)
Plot cultivated with permanent crops (trees)	-0.143**** (0.02)	-0.084*** (0.03)	-0.093**** (0.02)	-0.065* (0.04)

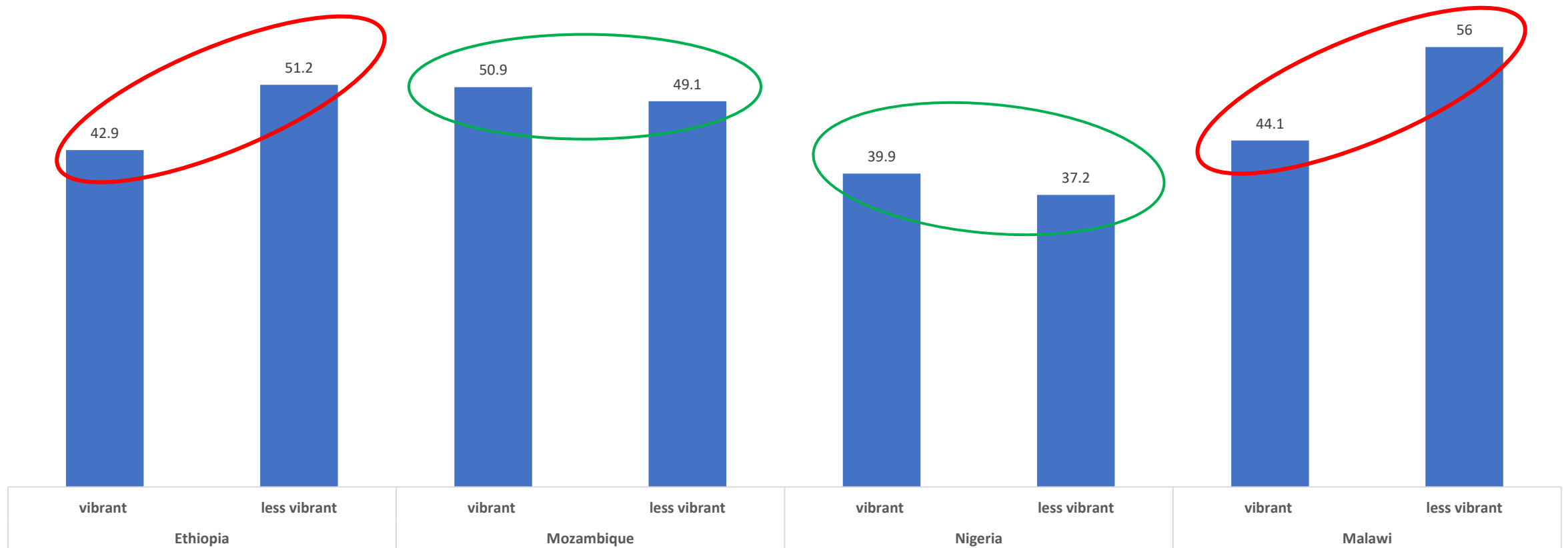
Land market vibrancy on women land access

■ Proportion of parcels with women land holders



Land market vibrancy on youth land access

■ Proportion of parcels with land holders in the age group of [15-35]





- Customary tenure system under more scrutiny/pressure in areas with commercial agriculture or more vibrant land markets, and, hence:
 - Interventions should avoid reinventing the wheels but focus on institutional support to tackle capacity issues with the traditional system (overlapping land rights)
 - traditional leaders acting as managers of rural (even urban land) instead of as custodians of the land (due to the increase in land values)
 - Information asymmetry (communities/traditional leaders' lack of comprehensive knowledge of the potential market value of their land)
- Legal literacy programs seems to enhance tenure security of women (both female heads and spouses) and can be considered as cost-effective and sustainable policy measure towards safeguarding land rights
- Results also implicate that land rights registration/documentation programs should:
 - consider intra-household dimensions (parcel based and systematic to avoid scenario of intra-household land grabbing)
 - Better results if packaged with legal literacy programs to avoid elite capture situations
 - Be deemed sufficient if implemented at community level in areas that are less commercialized (traditional agriculture)
- Sufficient local resourcing (minimizing donor dependence) → sustainability of interventions
- Overall, programs which aim to enhance land tenure security should take into consideration the context and peculiar characteristics of communities and groups of households during program formulation and implementation phases

Future research

- Differential implications of changing farm size distributions on land tenure security and the customary tenure system (and/or demand for formalization of land rights)
- Changing farm size distributions and the fate of young peoples' access to land
- The role land access (market and non-market based sources) plays in influencing youth migration and off-farm employment decisions

Thank You!