



# Land and Gender

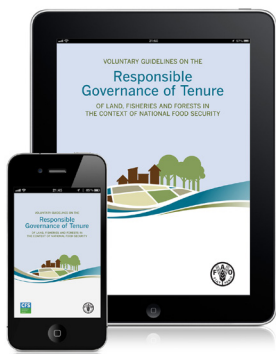


## IMPROVING DATA AVAILABILITY AND USE IN THE WESTERN BALKANS

MARCH 8<sup>th</sup>, 2014

Improved access to gender-disaggregated data can be a catalyst to improving gender equality and provide opportunities for the so-called “Third Sector” of non-governmental and local organizations, especially those representing women. The Voluntary Guidelines<sup>1</sup> \* underline that gender equality is at the core of all processes and aspects of tenure governance, including policy formulation, service delivery, and access to legal systems and information.

<sup>1</sup> Voluntary Guidelines on Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security



The Guidelines which has been endorsed by the Committee on World Food Security (CFS) on 11 May 2012, set out principles and internationally accepted standards for responsible practices.



[www.fao.org/nr/tenure/information-resources/en/](http://www.fao.org/nr/tenure/information-resources/en/)

**“Governing land for women and men” is now available in Spanish as well as in English**

This Technical Guide includes case studies, examples, checklists and suggested monitoring indicators to improve gender equity in the processes, institutions and activities involved in land tenure governance.



**English and Spanish version are available on the web**

**FRENCH IS COMING SOON**

### Greater than Leadership Program (GTL) Western Balkans



#### Main objectives:

Streamline the gender equality trough building capacity to generate gender disaggregated data from the Land Administration IT systems and use them for evidence based policy making.

### From principles to action

Following the adoption of the Voluntary Guidelines, FAO is working with its partners to identify gaps in past support and advise Governments on how to fill the gaps.

The FAO and World Bank ECA land team and working together to integrate the gender equality principals into the ongoing Land Administration projects and into the design of a new project in the Western Balkans.

### The World Bank and FAO support in ECA

Currently the World Bank is financing 16 land administration projects in Europe and Central Asia (ECA) with a budget of 645.32 million USD and several more are in the pipeline. FAO is providing technical expertise in various areas, including Information Technology. Almost all ECA countries have Land Administration IT systems and provide data on-line. Changes in technology have contributed to better governance of tenure of land in ECA through improved services from efficiency, effectiveness, transparency, limiting opportunities for corruption, accountability, accessibility, equity and cost perspective, making those services more affordable for all.

**The need for continuous improvement.** The experience in ECA shows that even though the Land institutions are generating inordinate amounts of data, these are not efficiently used to inform policy makers, because of lack of capacity and manpower to properly process and link them between sub-sectors and over time.

**The Guidelines, section 26** calls on States for their implementation and encourages them to set up multi-stakeholder platforms and frameworks at local, national and regional levels or use such existing platforms and frameworks.

**This process should be inclusive, participatory, gender sensitive, implementable, cost effective and sustainable.**

# Greater Than Leadership (GTL)

Training on the Guidelines principles and the technical guide “Governing land for women and men” has been provided; the teams have developed annual plans and are working on the implementation.

### Reform teams are working together

#### Teams Composition:

- Government policy makers
- Technical Experts
- Private sector- notaries
- NGOs



#### Key issues:

1. All participating teams in the **GTL** Programme identified the lack of awareness and interest of key stakeholders (e.g. senior government officials, land agency staff, notaries, men and even women) as being one of the largest obstacles to achieving their reform goals.
2. They identified the lack of gender disaggregated data and robust studies as being another major obstacle to convince the key stakeholders and guide decision making.

Both issues are closely related as availability of such data is a key to convincing those who do not see women’s access to real property rights as being an issue and, therefore, are currently unlikely to support the execution of the reform proposals.

**Gender information has been collected by most of the ECA countries, as part of their Land Administration IT systems, but gender disaggregated reports have not been produced or have not been used by the policy makers in the few cases where such reports have been generated.**

## Land and Gender – Improving data availability and use in the Western Balkans

**The Guidelines, par 17.4** “... as part of broader public information sharing, records of tenure rights should be available to State agencies and local governments to improve their services. Information should be shared in accordance with national standards, and include disaggregated data on tenure rights.”



**Gender disaggregated data could be obtained from the land administration IT systems**

#### DATA SOURCE

Collect gender data as part of the customers’ applications – compliant with the LADM (ISO since Nov. 1, 2012)

Gender information is available as part of other data, collected by the land agencies, such as personal identifier, TAX number, Social Security Number.

Linking key government registers

Use the names as gender identifier<sup>2</sup>

#### TYPE OF REPORTS

**A. % of women registered in the property register** (full ownership, co-ownership, % of property owned)

**B. % of women, who inherited properties/sale-buy/take mortgages**

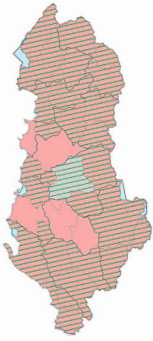
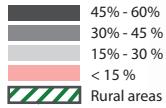
All at national level, regional and local level, including urban/rural with possibility for selection of a period of time to demonstrate the dynamics and to allow analyses of efficiency of one or another measures implemented.

<sup>2</sup> From most of the names in the land register the gender could be identified (Maria for example is a female name). A test has been made, using the most popular names from the landbooks in the Western Balkans. 2000 names were selected from the land register, which cover 96% of all records and from which gender could be identified in a unique way and using data mining gender disaggregated reports have been produced. Quality control has been performed with the data having gender information and those from where the names were used to identify gender. It has been proved to have 100% correlation that the names could be a source of gender data. This method could be used in countries, which have no gender information

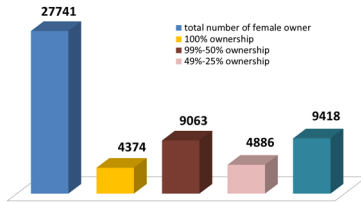
# What the data shows?

## Albania

Women having less than 25% share of the property

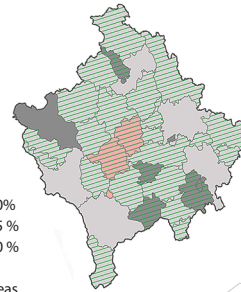
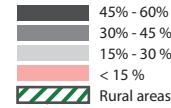


Total number of female owners according to data from 2013

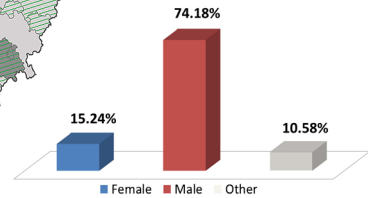


## Republic of Kosova<sup>3</sup>

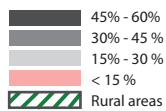
Women having less than 25% share of the property



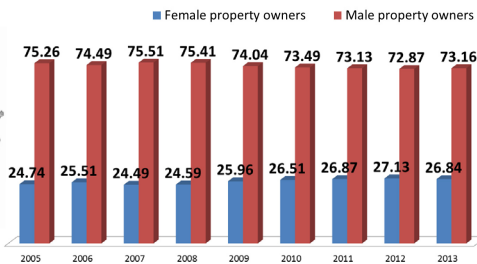
Women, Men and Others (companies, state and municipal owned land) overall percentages of property ownership



## Bosnia and Herzegovina - Federation



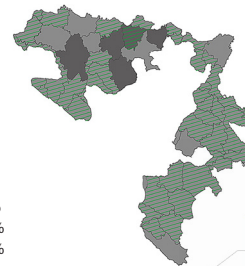
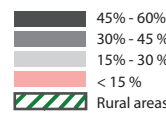
Women vs. Men according to overall property ownership



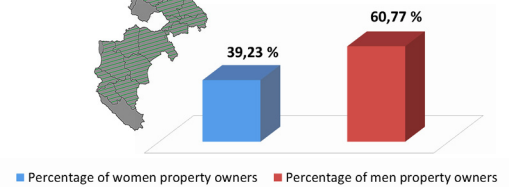
% Mortgage Analysis

## Bosnia and Herzegovina - Republika Srpska

Women having less than 25% share of the property

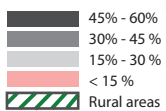


Republika Srpska data

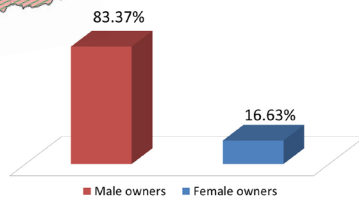


## FYR Macedonia

Women having less than 25% share of the property

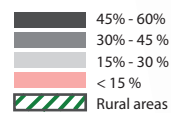


Female and Male property owners in Macedonia

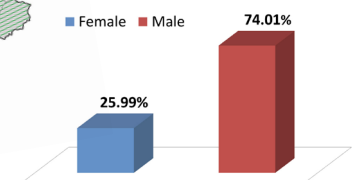


## Montenegro

Ownership map

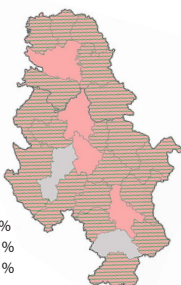
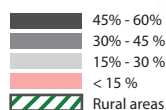


Overall percentage Women vs. Men as property owners

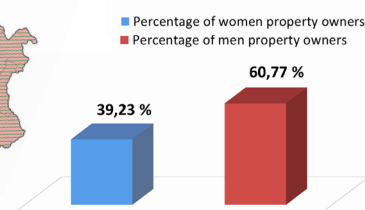


## Republic of Serbia

Women having less than 25% share of the property



Overall percentage Women vs. Men as property owners



Gender disaggregated data in the Western Balkans shows that although women and men have equal status in law in relation to property as well as equal access to information, local customs, cultural norms, and traditions prevail over laws in some places and amongst certain groups. It is therefore not rare that women lose their entitlements to male relatives.

**The Guidelines, par 9.7** "... where constitutional or legal reforms strengthen the rights of women and place them in conflict with custom, all parties should cooperate to accommodate such changes in the customary tenure systems."

<sup>3</sup> This designation is without prejudice to positions on status, and is in line with UNSCR 1244 and the ICJ Opinion on the Kosovo Declaration of Independence.

# What can we do

## USING GENDER DISAGGREGATED DATA

### Main Benefits of publishing gender disaggregated data:

Information technology in the land tenure sector could increase the involvement of the so-called "Third Sector" of non governmental and local organizations, including those representing women.

Data can be used to increase awareness of the benefits of improved gender equality in real estate ownership and the data can serve as a catalyst for evidence based innovation and investment in addressing vulnerabilities in land administration. Gender disaggregated data further linked to the spatial data show the most critical geographical areas, where the efforts should be focused.



Mapping stakeholders and their influence to improve gender equality

## Conclusion

One of the ten core principles of implementation of the Guidelines – **transparency** – defines how communication and awareness raising can support responsible gender equitable land tenure governance.

**Communication and awareness raising** are crucial to changing values and attitudes, including those about gender and land tenure governance. Communication can mobilize people for development actions, such as claiming their land rights, while helping to build consensus on problems and their possible solutions through the participation of all stakeholders.

**Advocacy based on evidence** demonstrates the value of a gender-equitable process, which benefits from the contributions and participation of all stakeholders, both women and men, making it much more likely to result in consensus and support for the resulting policies.

**Gender Sensitization** may need to be integrated into the communication, awareness-raising, and advocacy efforts because deeply held attitudes about gender and land can be difficult to change. Effective gender sensitization must target both women and men, across ages, religions, ethnicities, social status, etc.

**Success depends on support from policymakers and government officials.** Communication strategies should start by sensitizing and training government officials and land sector administrators and technicians on why gender matters and the benefits of gender-equitable land tenure governance.

**Different messages are required for different audiences.** As part of data collection, consider the audience and focus on understanding the issues from their point of view through qualitative research. Assess the existing level of knowledge and awareness of gender differences in land rights (both legal and customary rights) and in access to land registration services.

**Innovative approaches applied to land records and graphics** can increase the availability of gender-relevant data at regional, national, local level in a very short period of time and at a low cost, highlighting the areas with a persistent gap and providing opportunities to define the period of time to monitor the progress and to measure the results of actions taken.

**"REALIZING HUMAN RIGHTS AND EQUALITY IS NOT A DREAM, IT IS A DUTY OF GOVERNMENTS, THE UNITED NATIONS AND EVERY HUMAN BEING."** - Ban Ki-moon, UN Secretary General

[www.un.org/en/events/womensday/2014/sgmessage.shtml](http://www.un.org/en/events/womensday/2014/sgmessage.shtml)

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