



Conflict Mediator Survey Report

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Acknowledgements

This research was commissioned by LIFT but has been conducted by an independent consultancy and does not necessarily represent the views of LIFT.

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Acronyms

CM	Conflict Mediator
CSA	Central Statistical Agency (of the Government of Ethiopia)
DAI	Development Associates International
DFID	Department for International Development
EETSP	External Evaluation Technical Service Provider
FHH	Female-Headed Household
FLLC	First Level Land Certification
ITSP	Internal Technical Service Provider
KLAC	Kebele Land Administration Committee
LIFT	Land Investment for Transformation
M&E	Monitoring and Evaluation
MHH	Male-Headed Household
MTR	Mid-Term Review
na	not applicable
RLAS	Rural Land Administrative Services
SLLC	Second Level Land Certification
SNNP	Southern Nations, Nationalities and Peoples
SPSS	Statistical Package for the Social Sciences
TOR	Terms of Reference
UK	United Kingdom
WLAO	Woreda Land Administration Office

Executive Summary

Overview

This report presents findings from a survey of Conflict¹ Mediators throughout currently reached woreda in the LIFT Programme Area. The key aim of the Survey was to ‘understand changes in land-related disputes resulting from increased tenure security’ (page vii from the main EETSP Inception Report), with the specific rationale to provide data for the updated Outcome Indicator 4: “percentage of conflict mediators in woredas that have received SLLC who have registered a reduction in unresolved rural land related disputes in the last 12 months”. Appearing in the Programme Logframe, this was measured by the survey component covering treatment area locations reached by SLLC. Comparative data were also collected for woredas not yet reached by SLLC.

Methods

A full-length quantitative questionnaire was administered to 1076 Conflict Mediators (CM)² across 337 *kebele* (out of a total listed *kebele* of 360) across 105 *woreda* in the LIFT Programme area in the four highland Ethiopian regional states of Amhara, Oromia, Tigray and Southern Nations, Nationalities and Peoples (SNNP). The findings are intended to be statistically generalizable to the Programme Area. The sample frame was prepared by field teams visiting all sampled locations prior to the survey, compiling lists of CMs, and cross-checking these lists to ensure full coverage and elimination of duplications. An equal probability sample was pulled, with every CM given an equal chance of appearing in the survey³.

The CM questionnaire was designed in consultation with the full LIFT team, following a review of a range of secondary materials of relevance to informing the questions in the questionnaire⁴. It was circulated to the EETSP on multiple occasions for their input as well. A Concept Note and thereafter a Survey Concept were also prepared and submitted to the EETSP for the CM survey, along with two other surveys taking place at the same time and follow on queries answered.

Training, pre-testing, piloting and a management team retreat to review pilot results all preceded field data collection. The questionnaire was translated into Amharic in an early version prior to training, updated during training, and translated into Oromifa and Tigrigna prior to finalisation in all four languages (including English). Hand held devices were used to collect data. Each data collection team was headed by a supervisor, who was overseen by a quality control officer.

Findings of Relevance to LIFT Programme Logframe

The following finding is specifically relevant to measuring an indicator in the LIFT Programme Logframe:

Outcome Indicator 4: Percentage of Conflict Mediators in Woredas that Have Received SLLC who have Registered a Reduction in Unresolved Rural Land Related Disputes in the Last 12 Months

84.5% of all respondents felt that disputes had gone down in the year before the survey.

The indicator was measured specifically in locations reached by SLLC, in response to the indicator reading as the “Percentage of Conflict Mediators *in Locations Reached with SLLC* that Register a Reduction in Unresolved Rural Land Related Disputes in the Last 12 Months”. In response, 84.5% said ‘decreased’, 5.6% said ‘increased’, 4.5% said ‘stayed the same’, and 5.5% could not say what the trend was. Excluding ‘do not know’, the figures were 89.3%, 4.7%, and 5.9%, respectively.

The percentage noting ‘decrease’ was highest in SNNP (97.3%), followed by Oromia (93.6%), and lowest in Tigray (79.7%) and thereafter Amhara (84%)⁵.

1 While the title used, in English, is ‘conflict’ mediator, these agents do not regularly deal with conflicts (involving aggression, threats, and/or violence), but rather disputes (disagreements that do not involve implicit or explicit threats or acts of aggression or violence). For this reason, while the title CM is used throughout the report, reference is made to disputes, not conflicts.

2 The target sample size was 1080. The difference of 4 cases was due to the absence of replacement CMs in the locations where a CM for interview was not available.

3 This equal probability sampling approach adopted for this survey meant that the data did not have to be weighted to accommodate over- and under-sampling.

4 An Indicator Tracking Report was prepared by the LIFT M&E Team to inform each Logframe indicator. At the time that the report was finalised (February 2017), the indicator of relevance here was Outcome Indicator 5. An extensive review of the literature, along with bibliographical references, are included in that report. LIFT Programme (2017). 2016 Indicator Tracking Report, prepared by the LIFT Programme M&E Team of DAI for DFID/Ethiopia, Addis Ababa, Ethiopia.

5 Chi-square significant at the .1 level; 34.666, p=.000.

Findings of Relevance to LIFT Programme Implementation

The following findings should be considered for LIFT implementation purposes covering SLLC locations:

Conflict Mediators

- Just over 80% of the CMs were noted as 'formally recognised' at kebele level as CMs. However, less than one-in-five (18.9%) were members of the KLAC.
- 98% of CMs were male.
- For those classified, 70% were either classified as 'food rich' or 'money rich', reflecting a higher socio-economic status for CMs compared to the population overall (compared to data from the 2015 baseline survey).
- One-third of all CMs rented in land, well above figures for the population overall (compared to data from the 2015 baseline survey).
- The average number of parcels was the same for CM households and the population overall (compared to data from the 2015 baseline survey).
- 80.3% of CMs noted that they were 'formally recognised' as conflict mediators by their communities.
- In only 18.9% of all cases did the CMs sit on the Kebele Land Administration Committee.
- 40.6% of CMs in SLLC-reached kebele had received at least one form of formal training associated with SLLC dispute resolution by a government authority.

Disputes and Dispute Resolution

- The majority of disputes were identified as boundary disputes involving another household, noted by 67.8% of all respondents as the main type of dispute. This was followed by a considerable distance by boundary disputes with communal land areas. Adding the two types of boundary disputes together, this means that boundary disputes were noted by 82% of all respondents as the most common type of land dispute. Inheritance disputes were thereafter mentioned. An exercise using stones to represent the *proportion* of disputes by type gave a mean of 6 stones out of 10 for boundary disputes (combining both household and communal boundaries), followed by land holding disputes involving inheritance and claims to property (2.5 stones out of 10). The patterns were the same for SLLC and non-SLLC locations.
- The majority of disputes do not make it into the formal system for dispute resolution. Instead, the majority were informally resolved working with the CMs. Almost two-thirds of disputes were noted as 'all', 'almost all', or 'mostly' informal.
- For informal disputes, almost all were noted as being resolved and agreed by the relevant parties.
- CMs in locations reached by SLLC noted that the SLLC process, even before SLLC arrived but following initial notification, had generated resolution of a number of boundary disputes.
- For formal disputes, almost all were noted as being resolved.
- For both informal and formal disputes, sharecropping and renting disputes were not commonly mentioned, mentioned by between 6 and 11% of all respondents.
- Respondents were also asked about whether there were disputes that were latent, that is, that had not been brought to anyone's attention for resolution. The expectation was that these would be relatively common, and that they would mostly affect women who did not feel that they could bring a dispute to someone outside the family. Both assumptions proved invalid, with only 15.5% of CMs indicating that there were latent disputes, and most CMs arguing that these affected males and females relatively equally⁶. Latent disputes were noted in non-SLLC locations as more common than in SLLC locations⁷.
- Just under one-third (31.1%) of all CMs keep records of disputes. This figure was higher in locations without SLLC than in locations with SLLC⁸.

⁶ It should be noted that almost all CMs were male, and there were insufficient numbers of female CMs to analyse their responses separately.

⁷ Chi-square significant at the .1 level; 3.303, p=.069.

⁸ Chi-square significant at the .1 level; 3.968, p=.046.

Disputes and Certification

- First Level Land Certification (FLLC) took place in all but a few kebele (97.7%). Respondents argued that this 'reduced somewhat' the volume of disputes (48.9%), followed by 'reduced significantly' (37.6%). Only 6.4% argued that disputes rose following FLLC.
- Similar numbers argued that FLLC had improved their ability to resolve disputes that arose.
- When asked to indicate whether SLLC had affected the likelihood of disputes arising compared to FLLC, almost 90% argued that it did, with most saying that it 'significantly reduced likelihood of disputes' following SLLC over FLLC.
- Levels of agreement with regard to the additive effects of SLLC resolving disputes were especially high referring to boundary disputes between neighbours, and disputes between husbands and wives.
- Over half (58.3%) 'strongly disagreed', and one-quarter 'somewhat disagreed', with the statement "really, I can't see any difference between SLLC and FLLC in terms of resolving disputes, second level was not necessary for this". Very few respondents agreed with the statement.
- Over two-thirds of respondents in SLLC locations argued that the period prior to⁹ and the process of second level land certification brought disputes to the fore and led to their resolution often before or during the SLLC process. This is consistent with the high percentage of CMs who noted that they handled boundary disputes during the SLLC process that arose as part of the SLLC process itself (70.9%). Almost all of these, the respondents argued, were solved at that time.
- While lower, disputes involving inheritance were also noted as being resolved during the SLLC process (59.8%).
- For those who argued that disputes were brought forward for resolution due to SLLC, 93.5% argued that the number of disputes *following* SLLC had dropped because of this resolution during the process. Over 80% argued that the volume of disputes since SLLC had 'reduced significantly' or, less commonly, 'reduced somewhat'. The effect was most pronounced with regard to boundary disputes, followed by inheritance disputes.
- Court cases over boundary disputes were also noted to have been reduced by SLLC, as SLLC enabled clear resolution of disputes prior to certificate issuance following demarcation of parcels.
- Respondents also reported that SLLC had an important impact on reducing inheritance disputes, as it enabled discussion of these issues within households.
- Following completion of the SLLC process (whether certificates were issued or not), the majority of respondents argued that the volume of disputes had either 'significantly reduced' or 'somewhat reduced', holding for boundary disputes as well as inheritance disputes.
- Some 90% of respondents in SLLC-reached locations agreed with the statement "households are now more confident that they can avoid boundary disputes with neighbours" following SLLC.

Findings of Relevance to the EEU

- 29% of all CMs in SLLC-reached locations had heard of the New Standard Land Rental Contract Form.
- Of those who had heard about the Form, virtually all argued that it had 'significant' (77.8%) or 'moderate' (19.3%) potential to reduce disputes related to renting land.
- Of those who had heard about the Form, all of those who gave a response argued that it had 'significant' (59.9%) or 'moderate' (19.3%) potential to reduce disputes related to sharecropping land (19.3% indicated that they did not know).

Conclusions

While the survey provides considerable information about conflict mediators that is potentially very useful to the programme, the primary focus of this survey was on providing evidence to inform Outcome Indicator 4 in the LIFT Logframe, and this has been achieved. Specific to this, the findings are that 84.5% of all CMs in SLLC-reached locations felt that the number of unresolved disputes had declined in the twelve months before the survey.

SLLC as a *process* (including the preparatory stages and the SLLC process itself) was felt to have led to the resolution of disputes as SLLC proceeded. In this respect, engagement with woreda and kebele authorities,

⁹ This refers to the time before the SLLC process formally begins in a kebele, but after notification to the kebele that SLLC would be taking place in the near future.

community opinion leaders, and land holders during the SLLC process helped to resolve a range of disputes, in particular boundary disputes, resulting in a lower level of disputes post-SLLC.

With the majority of disputes resolved through SLLC, whether immediately before or during the demarcation process, it is possible that the immediate post-SLLC period could represent a particularly low point in terms of the number of disputes. If this proves to be the case, the numbers could start to rise again in the medium to long term. The key issue will be whether those disputes that do arise are easier to resolve because SLLC had taken place. The process of 'crowd-sourcing' agreed boundaries during demarcation, and including these boundaries on second level certificates, brings on-the-ground clarity to boundary disputes that better enables their clear resolution, whether these boundary disputes are associated with neighbours or with communal areas.

The findings also show a clear additive effect of SLLC to FLLC. While FLLC also helped to resolve disputes that were outstanding at that time, the subsequent effects of SLLC are both stronger and, specific to boundary disputes, offer a clarity and finality that FLLC did not. A full 91% of respondents stated that SLLC offered 'added value' to FLLC in terms of dispute avoidance. This finding highlights the value of SLLC in demarcating boundaries, but it also underlines the importance of an up-to-date RLAS being maintained.

The survey also highlighted a number of limitations with the existing Logframe indicator relating to the number of unresolved disputes. The fact that the vast majority of conflict mediators are male undermines attempts to explore the gendered aspects of disputes. The fact that all 105 woreda in which interviews were conducted had either already received SLLC or had been marked for SLLC by regional authorities – and had therefore been 'reached' by SLLC to some extent – may have affected the number of unresolved disputes even in woreda where SLLC had not yet commenced. Above all, interviewing CMs about trends in disputes is less informative than speaking directly to males and females in households in the LIFT Programme area, whether they are reached by SLLC or not. This should be an important consideration when subsequent data collection activities are planned.

Introduction

This report presents findings from the 2017 LIFT survey of Conflict¹⁰ Mediators in the LIFT Programme area. The survey was conducted specifically to answer questions around Outcome Indicator 4: 'Percentage of Conflict Mediators in Woredas that Have Received SLLC who have Registered a Reduction in Unresolved Rural Land Related Disputes in the Last 12 Months', but more broadly to inform an understanding of the factors around the resolution of land disputes. The report has been prepared by the M&E Advisor, working with the M&E Manager, from the Internal Technical Service Provider (ITSP) that is implementing the LIFT Programme. Field implementation was led by Mr. Robin Weeks, LIFT's Senior Quality Control Officer, with Mr. Yezihealem Kassa, Counterpart Quality Control Officer, in collaboration with the Ethiopian consultancy firm Abcon.

This report presents findings from the survey specifically. The emphasis is on information relevant for informing the Mid-Term Review, and for informing LIFT Programme implementation post-MTR. The database has also been made available to the EETSP for their analysis to inform the Theory of Change, and to inform the Impact Assessment. The database and codebook have also been provided to the EETSP for their analysis, with the assumption that more detailed analysis will take place associated with the Theory of Change.

Conflict Mediators

Conflict Mediators are individuals recognised in their communities, and in their kebeles, as people who can effectively play a role in local conflict mediation. Among the disputes they handle are land-related disputes, including boundary disputes, inheritance disputes, and disputes over land access and use. The mediators would be agreed by both parties in the dispute. If either side was unhappy with the outcome, this could be brought to the social court at village level. Onward referral from there would be to woreda level¹¹.

The EETSP identified conflict mediators as an important source of insights on the nature of disputes and trends in disputes. This resulted in the addition of an Outcome level Logframe Indicator 4 on CMs.

Overview of the LIFT Programme's SLLC Activities

Second level land certification (SLLC) involves public meetings and information dissemination followed by direct engagement with land holders. The SLLC process uses orthophoto imagery to produce high resolution maps on which landholders, assisted by trained field teams, identify their parcel boundaries in the field in the presence of their neighbours, Kebele Land Administration Committee (KLAC) members, and village elders. This results in 'crowd-source' boundaries. Thereafter these data are computerised at the *woreda* level by the LIFT technical support teams. After verification, these data are further processed and approved for inclusion on a register of land rights. Hard copy certificates demonstrating the parcel boundaries, occupancy and land rights are printed and made available to landholders.

LIFT-supported SLLC is taking place in 140 *woredas* across the four highland regional states of Tigray, Amhara, Oromia and Southern Nations, Nationalities and Peoples (SNNP). All rural *kebeles* in each *woreda* will complete the certification process by the time LIFT has completed its responsibilities¹². SLLC takes an average of 37 weeks to complete a *woreda*. As of the end of August 2017 approximately 5.7 million parcels had been demarcated, 4.2 million certificates had been approved by Woreda Land Offices, and 3 million certificates had been collected with support from the LIFT Programme.

Methods and Approach

A full-length quantitative questionnaire was administered to 1076 Conflict Mediators (CM)¹³ across 337 *kebele* (across 360 listed *kebele*) across 105 *woreda* in the LIFT Programme area in the four highland Ethiopia regional states of Amhara, Oromia, Tigray and Southern Nations, Nationalities and Peoples (SNNP). The findings are intended to be statistically generalizable to the Programme area.

10 While the title used, in English, is 'conflict' mediator, these agents do not regularly deal with conflicts (involving aggression, threats, and/or violence), but rather disputes (disagreements that do not involve implicit or explicit threats or acts of aggression or violence). For this reason, while the title CM is used throughout the report, reference is made to disputes, not conflicts.

11 Holden, S., K. Deininger and H. Ghebru (2011). Can Land Registration and Certification Reduce Land Border Conflicts?, Centre for Land Tenure Studies Working Paper 05/11, Norwegian University of Life Sciences, As, Norway.

12 Unless political, social or other factors make this impractical, in which case work is suspended until the matter is resolved.

13 The target sample size was 1080. The difference of 4 cases was due to the absence of replacement CMs in the locations where a CM for interview was not available.

The sample frame was prepared by field teams visiting all sampled locations prior to the survey, compiling lists of CMs, and cross-checking these lists to ensure full coverage and elimination of duplications. An equal probability sample was pulled, with every CM given an equal chance of appearing in the survey¹⁴.

The CM questionnaire was designed in consultation with the full LIFT team, following a review of a range of literature of relevance to informing the questions in the questionnaire¹⁵. It was circulated to the EETSP on multiple occasions for their input as well. A Concept Note and Survey Concept were also prepared and submitted to the EETSP for the CM survey, along with two other surveys taking place at the same time, with follow-on queries answered.

The CM questionnaire was designed up to Training Draft Version prior to training. During training, final changes were made based on the expert inputs of the training team and trainees, with a particular focus on ensuring 'go to' and 'skip to' mechanisms functioned properly, that all likely responses were included as pre-coded response codes, and that there were no structural issues arising. The questionnaire was repeatedly updated and circulated within the team, and to the EETSP, for inputs and comments. The questionnaire was finalised after training, pre-testing, piloting, and a questionnaire review retreat.

Training, pre-testing, piloting and a management team retreat to review pilot results all preceded field data collection. The questionnaire was translated into Amharic in an early version prior to training, updated during training, and translated into Oromifa and Tigrigna prior to finalisation in all four languages (including English).

Each field team comprised 1 Field Supervisor, 4 Enumerators, and 1 Driver. Two Field Managers supervised the field teams. Each data collection team was headed by a Supervisor, with a set of supervisors overseen by a Field Manager. Every questionnaire was checked, by the Enumerator her/himself and by the Supervisor, before spot checking by the Field Manager.

Data were collected on tablets, and cases loaded onto a server into Addis Ababa. The management of that database was handed by the Data Manager from Abcon. Data cleaning took place during entry, and final cleaning took place using the Statistical Package for the Social Sciences (SPSS).

Analysis of the quantitative data was conducted by the ITSP using SPSS. This analysis has informed this report.

The dataset and the associated codebook have been made available to the EETSP for further analysis to inform the Theory of Change and Impact Assessment.

Report Structure

The report is structured as follows:

- Table of contents, list of tables, list of figures, list of abbreviations
- Executive Summary – including key findings for the Logframe
- Introduction – overview, methods and approach
- Logframe Questions
- Profile of the Conflict Mediators and Situation in Community
- Land Disputes
- Perceived Effects of FLLC and SLLC on Disputes

¹⁴ This equal probability sampling approach adopted for this survey meant that the data did not have to be weighted to accommodate over- and under-sampling.

¹⁵ An Indicator Tracking Report was prepared by the LIFT M&E Team to inform each Logframe indicator. At the time that the report was finalised (February 2017), the indicator of relevance here was Outcome Indicator Five. An extensive review of the literature, along with bibliographical references, are included in that report. LIFT Programme (2017). 2016 Indicator Tracking Report, prepared by the LIFT Programme M&E Team of DAI for DFID/Ethiopia, Addis Ababa, Ethiopia.

Logframe Questions

Introduction

While many of the survey results will help inform the MTR and progress towards the Logframe, and while a specific question (noted in the executive summary) was used to measure the Logframe indicator itself, there were some questions that were meant to inform an understanding of progress towards the intent behind the logframe, as the indicator is at outcome level. These key questions are presented in this section.

First, however, the findings against the Logframe are presented.

Key Findings for the Logframe Measure

The Outcome Indicator (4) reads as follows: “Percentage of Conflict Mediators in Woredas That Have Received SLLC Who Have Registered a Reduction in Unresolved Rural Land Related Disputes in the Last 12 Months”. Findings are indicated in the following figure (excluding ‘do not know’):

Figure 1: Dispute Trends in the Past 12 Months (SLLC Locations Only)

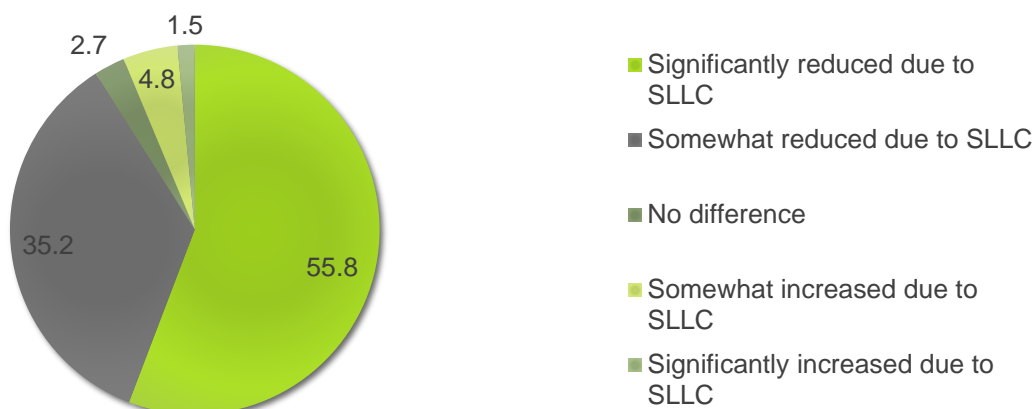


Almost 90% of respondents indicated that, in the 12 months before the survey, the trend had been towards a reduction in conflicts.

Do CMs Feel that SLLC Added Value to Dispute Resolution?

To follow up on attitudes about the effects of SLLC on disputes, and the possibility of dispute reduction, respondents were asked questions about the difference between FLLC and SLLC on disputes, or more precisely the ‘additive effect’ of SLLC on dispute reduction (findings on FLLC and disputes are presented elsewhere in this report). The response codes allowed for ‘significantly’ and ‘somewhat’ in terms of the volume of disputes increasing or declining (‘do not know’, which is at 5%, has been excluded from the following figure):

Figure 2: Effects of SLLC on Dispute Resolution Trends (SLLC Locations Only)

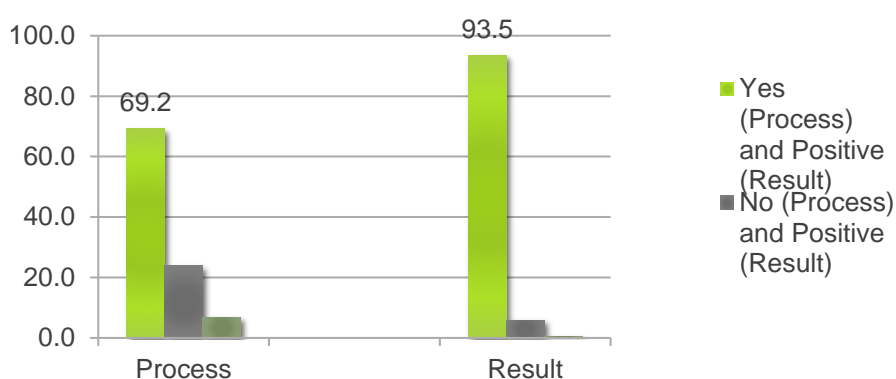


Over 90% of the respondents argued that SLLC had had a positive impact on dispute reduction over FLLC. Elsewhere findings show that dispute reduction had already been underway due to FLLC because FLLC had offered an initial clarity of who held land, but that SLLC had contributed further through adding a 'dynamic' to the situation (that is, updating certificates that had not been updated since FLLC), through boundary demarcation, and through clarification of land holding for husbands and wives and husbands and multiple wives. Findings below also show that the *process* of SLLC reduced the number of outstanding disputes, as these were resolved so that SLLC could proceed.

Do CMs Feel that the SLLC Process Accelerated Dispute Resolution and, if so, has this Resulted in Lower Numbers of Disputes Following SLLC?

Respondents in SLLC locations were asked whether the *process* of SLLC had resulted in disputes being brought forward for resolution as part of the process. This included consideration of 'pre' SLLC effects in anticipation of SLLC taking place. Findings are shown in the following figure:

Figure 3: SLLC Brings Disputes Forward and, if yes, Effects on # of Disputes After SLLC



Findings highlight the perceived positive effects of SLLC on disputes being brought forward prior to, and during, the SLLC process, and thereafter yielding lower than usual disputes following completion of SLLC itself. Indeed, 70.9% of all CMs in SLLC locations noted that they had handled boundary disputes that had been resolved as part of the certification process, so that demarcation could take place.

What Effect Do You Think SLLC Has Had on Your Ability to Directly Resolve Disputes?

A series of questions were asked about whether CMs felt that SLLC had affected their ability to successfully resolve disputes in their roles as CMs, compared to the situation of only FLLC. Findings for the questions for 'disputes overall' is indicated in the following figure. For ease of presentation, 'significantly' and 'somewhat' have been grouped together, while 'do not know' has been excluded.

Figure 4: SLLC Effects on Ability to Successfully Resolve Disputes



CMs overwhelmingly agreed that SLLC had improved the ability of these CMs to do their jobs, providing clarity and more certainty to the process. Findings suggest that, along with the volume of disputes going down, the ability to resolve the remaining disputes is going up.

More Detailed Findings

Other findings of relevance to considering the main logframe indicator on trends in disputes are summarised in the following table, comprising seven questions regarding trends in conflict resolution, using the arrival of SLLC as the key treatment effect:

Table 1: Logframe Questions: Trends in Land Disputes (SLLC Locations)

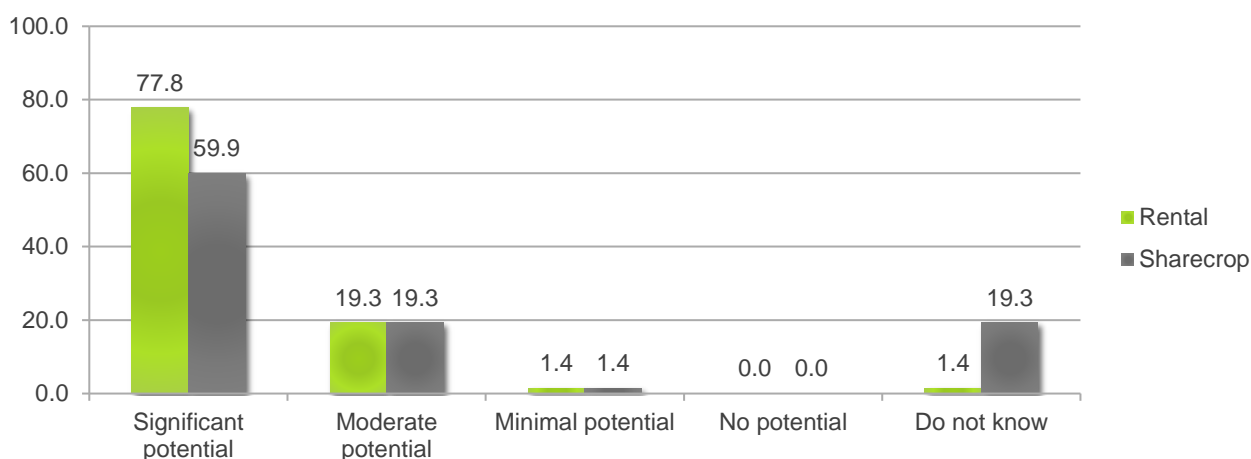
Responses	Percentage
Since SLLC, has the percentage of boundary land disputes between neighbours that have remained unresolved (compared to resolved) increased, stayed the same, or decreased	
Percentage unresolved has increased	8.5
Percentage unresolved has stayed the same	3.8
Percentage unresolved has decreased	80.1
Do not know/cannot say	7.6
Since SLLC, has the percentage of boundary land disputes between households and communal land areas that have remained unresolved (compared to resolved) increased, stayed the same, or decreased	
Percentage unresolved has increased	6.2
Percentage unresolved has stayed the same	11.8
Percentage unresolved has decreased	72.8
Do not know/cannot say	9.2
Since SLLC, has the percentage of land disputes between husbands and wives that have remained unresolved (compared to resolved) increased, stayed the same, or decreased	
Percentage unresolved has increased	6.3
Percentage unresolved has stayed the same	4.9
Percentage unresolved has decreased	80.8
Do not know/cannot say	8.0
Since SLLC, has the percentage of land disputes between children and parents that have remained unresolved (compared to resolved) increased, stayed the same, or decreased	
Percentage unresolved has increased	7.6
Percentage unresolved has stayed the same	5.7
Percentage unresolved has decreased	76.5
Do not know/cannot say	10.2
Since SLLC, has the percentage of land disputes between a wife and her deceased husband's family that have remained unresolved (compared to resolved) increased, stayed the same, or decreased	
Percentage unresolved has increased	4.1
Percentage unresolved has stayed the same	6.4
Percentage unresolved has decreased	78.3
Do not know/cannot say	11.2
Since SLLC, has the percentage of land disputes between wives in a polygamous family situation that have remained unresolved (compared to resolved) increased, stayed the same, or decreased	
Percentage unresolved has increased	13.9
Percentage unresolved has stayed the same	5.3
Percentage unresolved has decreased	72.0
Do not know/cannot say	8.8
Since SLLC, has the percentage of other types of land disputes have remained unresolved (compared to resolved) increased, stayed the same, or decreased	
Percentage unresolved has increased	14.6
Percentage unresolved has stayed the same	4.6
Percentage unresolved has decreased	73.5
Do not know/cannot say	7.3

In all of cases of various types of disputes, the vast majority of CMs argued that the percentage unresolved had declined since SLLC.

Are CMs Aware of the New Standard Land Rental (and Sharecropping) Contract Forms and, if so, Do They Feel That This Has the Potential to Reduce Disputes?

CMs in SLLC kebele were asked whether they had ever heard of the New Standard Land Rental Contract Forms, related to renting or sharecropping. Over one quarter, 29%, had heard of one or both of the forms. All respondents, whether they had heard or not, were offered a brief explanation of what the Forms were intended to accomplish and asked whether the Forms had potential to reduce disputes. Findings are summarised in the following figure:

Figure 5: Potential of New Standard Land Rental Contracts to Reduce Disputes



There was optimism that the Forms would help to resolve disputes, although for sharecropping one-fifth of the respondents could not voice an opinion.

Profile of the Conflict Mediators and Situation in Community

Introduction

This section presents findings from sections of the Quantitative Questionnaire describing the CMs themselves and what role they play in their communities.

Demographic and Socio-Economic Characteristics

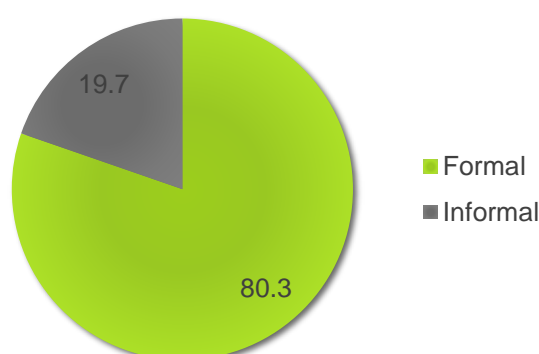
The role of conflict mediation is almost an entirely male task, with 98% of all CMs males. Virtually all come from male-headed households.

While over one-third of all CMs could not be classified due to the interview being conducted away from their households, for those where ratings could take place, some 70% were either classified as ‘food rich’ or ‘money rich’. Renting in land was common, covering almost one-third of all households (30.9%), reflecting wealthier households that consider themselves land short; only 5% rent out land. The average number of parcels held by CMs was similar to what was found for the average household in the baseline, at means over 4.

Formal or Informal

CMs were asked whether they were ‘formally’ appointed as conflict mediators or served informally. In this use of the term, formally meant that they were identified by the kebele, or leaders in the kebele, to serve in this role. Findings are summarised in the following figure:

Figure 6: Formal or Informal Conflict Mediator

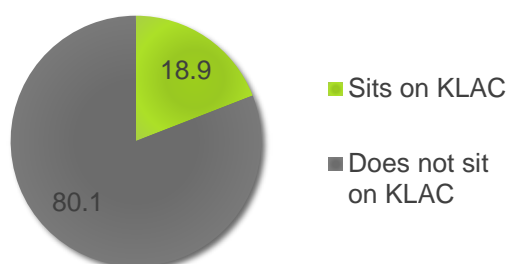


The vast majority of CMs noted that they had been formally appointed as conflict mediators. Most CMs had served for some time, with the median at three years, and the mean at almost five years (reflecting a small number who had served over 15-20 years). Having said this, however, almost one-quarter (23.2%) had served

for less than a year, suggesting new entries in CMs. There appears to be little mobility across kebele, as only 5.2% had served as a conflict mediator in another kebele.

It was assumed that many CMs would sit on the KLAC. Findings are shown in the following figure:

Figure 7: Does CM Sit as a Member of the KLAC



This assumption proved not to be true, as only 18.9% of all CMs served on the KLAC; this did not vary across SLLC locations and non-SLLC locations.

SLLC Training

Of those CMs in kebele reached by SLLC, 40.6% had received at least one form of formal training associated with SLLC dispute resolution from a government authority.

Land Disputes

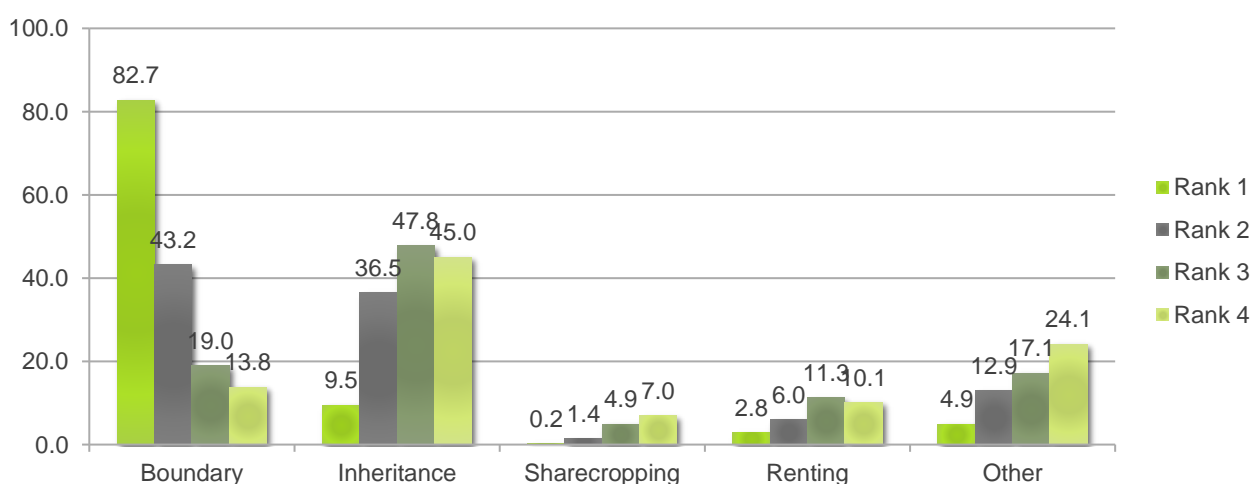
Introduction

This section presents findings on the current nature of land disputes, the relative composition of disputes by type, and the extent to which disputes entered an 'official' dispute resolution process involving courts at community or higher levels, or whether disputes were resolved without recourse to official dispute registration. The gendered nature of formal versus informal disputes was also considered.

Nature of Land Disputes

Respondents were asked to rank the first, second, third and fourth most important types of land disputes. Findings showing the highest rank in each category, by percentage of respondents giving that particular response under that ranking, is summarised in the following figure:

Figure 8: Nature of Land Disputes (Ranks 1-4)

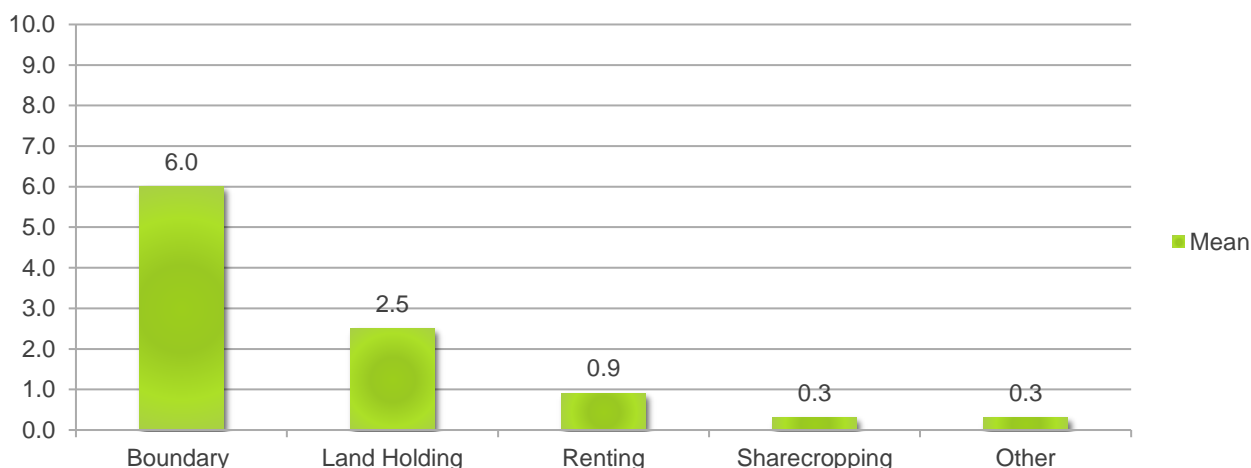


Boundary disputes were by far the most common, even as a second rank. This was followed by inheritance disputes. Sharecropping and renting disputes were not commonly mentioned, but as rental and sharecropping transactions take place in fewer than 3% of all households (according to the 2015 LIFT baseline), this would be expected to be relatively uncommon. Nevertheless, while renting only affected 1% of all households (2015 LIFT baseline findings), it was ranked as first or second most common by 8.8% of all respondents.

Recording Land Disputes

CMs were asked whether they kept records of the disputes they had handled. Only 31.1% did. Those who did not keep records, at 68.9%, were asked to estimate the distribution of disputes over their term serving as conflict mediators using 10 stones to allocate relative proportions. Findings are summarised in the following figure:

Figure 9: Estimated Distribution of Disputes by Type

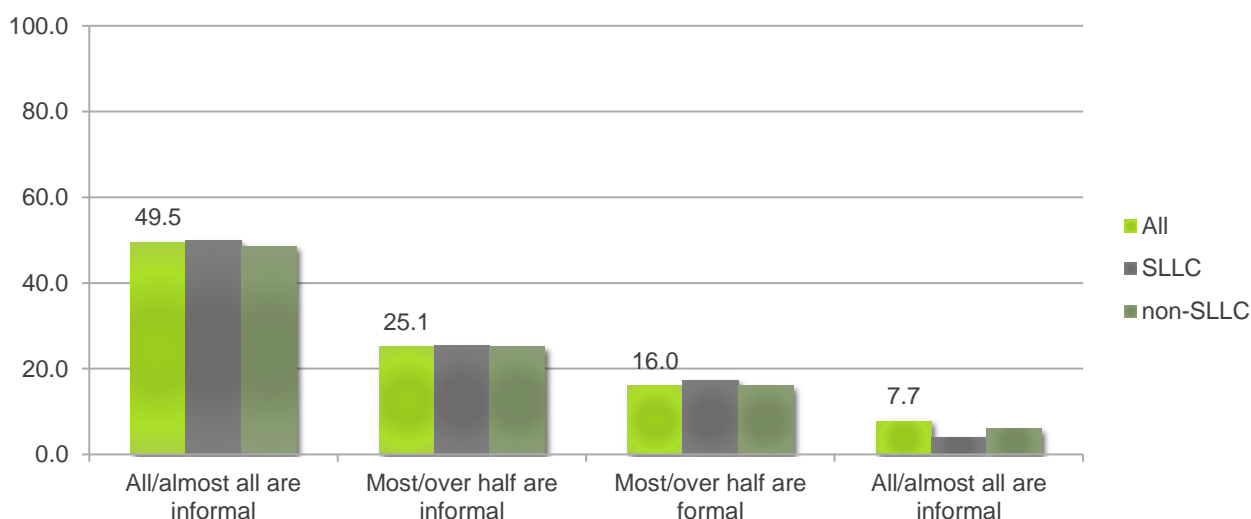


Boundary disputes were by far the most common type of dispute, similar to the findings from the ranking of main types of disputes. This was followed by 'land holding' disputes, in particular inheritance. Renting, while a less common practice than sharecropping (the baseline in 2015 found roughly three times as many sharecropping arrangements as renting, at 3% versus 1%), resulted in more disputes than sharecropping did, and yielded approximately 9% of all disputes.

Formal Versus Informal Disputes

Respondents were asked whether, of the disputes that were brought to them, the majority were either resolved without having to be registered as a 'formal dispute' or were resolved as an 'informal dispute'. Formal dispute was defined as 'a dispute that you put into a register of any sort or report or refer to the KLAC and/or the justice system'. Findings are indicated in the following figure:

Figure 10: Distribution of Disputes Across Formal and Informal



The vast majority of disputes were handled without resort to formal structures, reflecting the role of CMs as community-based actors able to secure agreement between parties in a dispute. There was no variation across

locations, whether SLLC had taken place or not¹⁶. The types of disputes did not covary with level of formalisation of the dispute.

Latent Disputes

CMs were asked whether they felt that there were latent disputes that individuals or households wanted to bring forward as disputes, but for various reasons had not done so¹⁷. While only 15.5% of CMs indicated that they felt that there were indeed latent disputes, two-thirds of these respondents (or just over 10% of all respondents) felt that there were more latent dispute than disputes brought forward to CMs or others (formal or informal) for support for resolution.

When asked whether females were more likely to have latent disputes they had not brought forward, there was some concern that females were more likely to be affected than males, or that both males and females were equally affected; only one-in-nine argued that males were more likely to be affected than females¹⁸.

Perceived Effects of FLLC and SLLC on Disputes

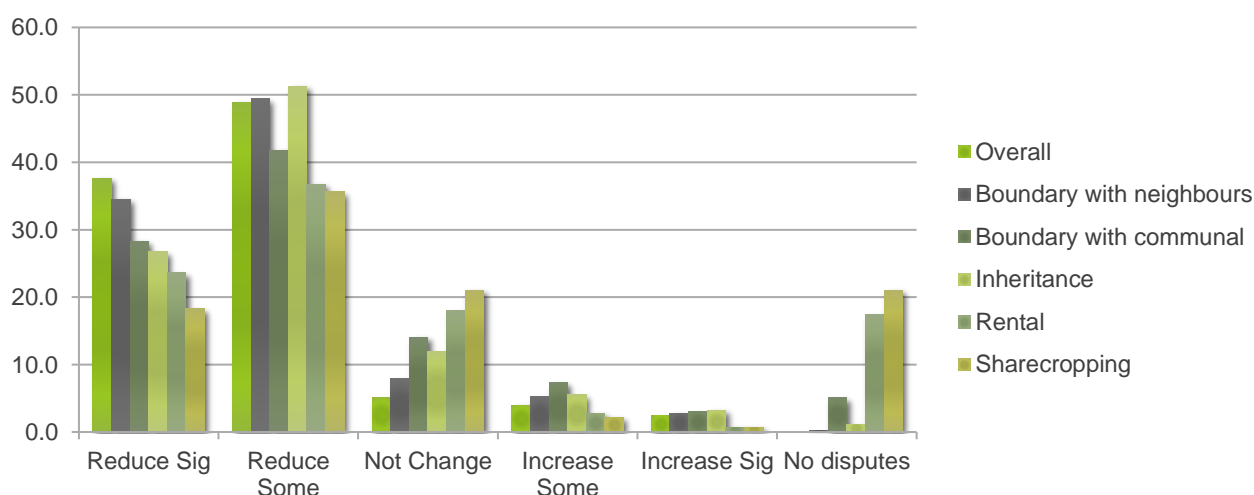
Introduction

This section presents findings of the perceived effects of first level and second level certification on land disputes. This included consideration of whether SLLC had value in dispute avoidance and resolution beyond FLLC, whether the *process* of SLLC had an effect itself, and whether second level certification could reduce disputes overall. Findings on overall trends in land disputes were contained in the earlier chapter on the Logframe. Here more detailed findings are offered on perceived trends by types of disputes.

Perceived Effects of FLLC on the Volume of Disputes

FLLC had taken place in virtually all kebele in the surveyed areas. These respondents were asked about the effects of FLLC on the volume of disputes, with the hypothesis that FLLC would yield a reduction in disputes because it would help resolve issues during the FLLC process. This covered disputes overall, boundary disputes, inheritance disputes, renting and sharecropping disputes. Findings are summarised in the following table:

Figure 11: FLLC and the Volume of Disputes



FLLC was felt to have reduced a wide range of conflicts, as it provided clarity about land holding, although most respondents argued that it had only 'reduced somewhat' rather than 'reduced significantly'. This held for boundary disputes and inheritance but was less relevant for rental and sharecropping disputes.

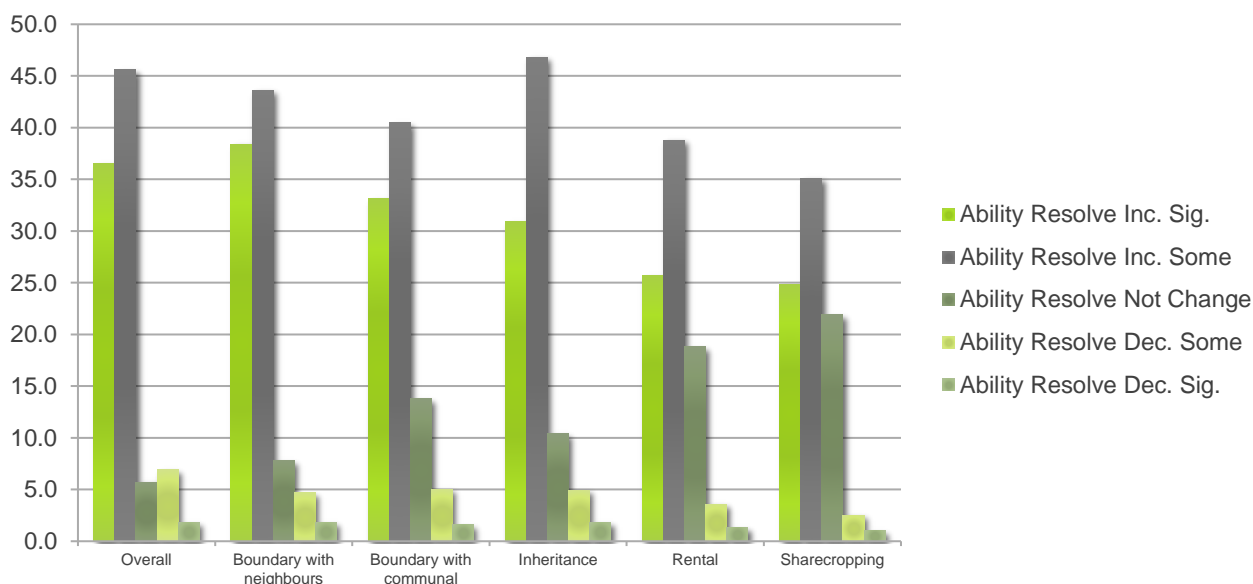
These questions were followed by questions on whether FLLC helped them to resolve disputes that did arise following certification, again breaking down into the same categories of disputes. Findings are summarised in the following figure:

16 Chi-square significant at the .1 level; 28.075, p=.000.

17 It was recognised that it would have been better to ask such a question to households themselves, across more than one household member, to truly establish cases of latent disputes. For this reason, this issue will again be raised in a planned midway survey scheduled for the first half of 2018.

18 Here again it is important to note that 98% of all CMs were males.

Figure 12: FLLC and Ability to Resolve Disputes

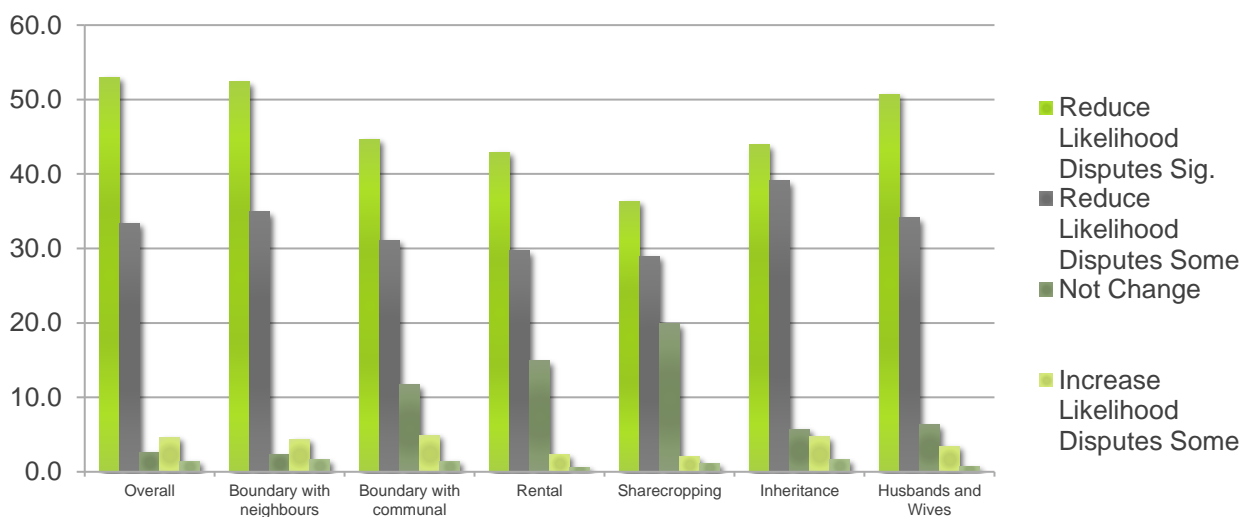


In addition to arguing that FLLC helped to reduce disputes, it was also felt to have made the conflict mediator's tasks easier in terms of dispute resolution. The effect on boundary disputes with neighbours was especially pronounced, while in the case of rental and sharecropping disputes a higher proportion indicated that FLLC did not change their ability to resolve disputes.

SLLC Additive Effects

Respondents were asked to consider whether SLLC had an 'additive effect' in addition to FLLC that affected the likelihood of disputes arising. The same categories of disputes were used as above, save adding one about disputes between husbands and wives, and respondents were asked to consider whether 'after FLLC, SLLC has affected the likelihood of disputes'. Findings are summarised in the following figure:

Figure 13: SLLC Additive Effects Beyond FLLC on Likelihood of Disputes



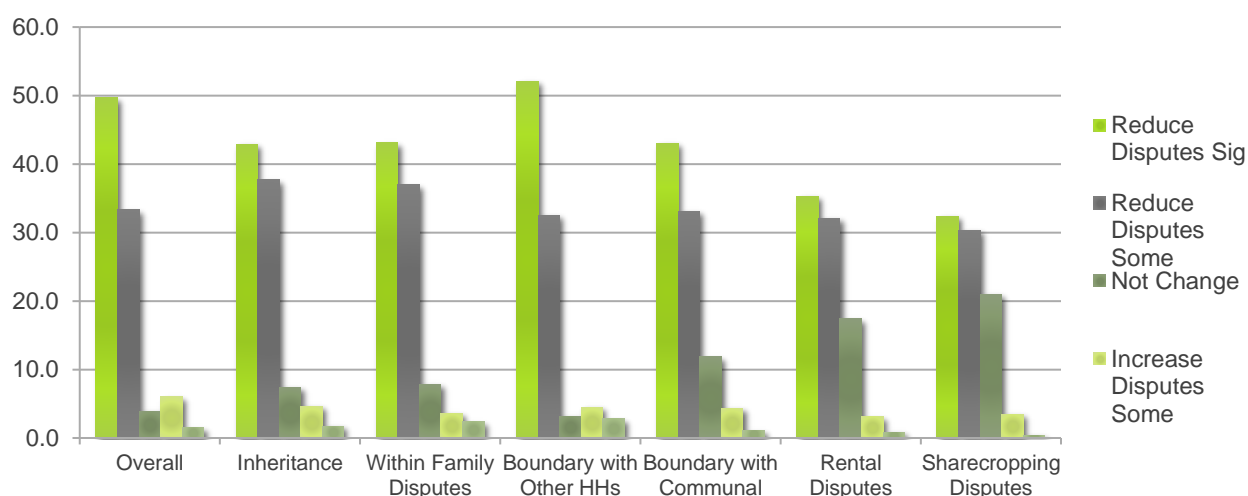
The additive effect of SLLC on top of FLLC was felt to be strong by CMs, and for all measures was higher than the perceived impacts of FLLC noted previously. Here again it was only with regard to renting and sharecropping that a number of respondents felt that things had not changed as significantly as it had for other types of disputes.

These findings are reinforced by the high percentage of respondents that either ‘strongly disagreed’ (58.3%) or ‘somewhat disagreed’ (23.1%) with the statement “really, I can’t see any difference between SLLC and FLLC in terms of resolving disputes, second level was not necessary for this”.

SLLC and the Volume of Disputes

A follow-on question was asked about the effects on the volume of disputes. This included an additional question on remaining ‘within family’ disputes other than inheritance to identify non-inheritance issues which could remain under SLLC. Findings are summarised in the following figure:

Figure 14: SLLC and the Volume of Disputes



The volume of disputes was felt to have fallen due to the arrival of SLLC, holding for all types of disputes. The effects on inheritance, within family disputes, and boundary disputes with other households were especially pronounced.

To consider whether the volume of disputes had dropped due to the SLLC process or the finalisation of certification, respondents were asked whether the *process* of SLLC had brought disputes forward. A total of 69.2% of respondents argued that it did and, of these, 93.5% argued that the number of disputes had declined thereafter because these disputes had been resolved. In short, the SLLC process had catalysed a dispute resolution process that tried to resolve disputes prior to certificate issuance or, in the case of boundary disputes, demarcation.

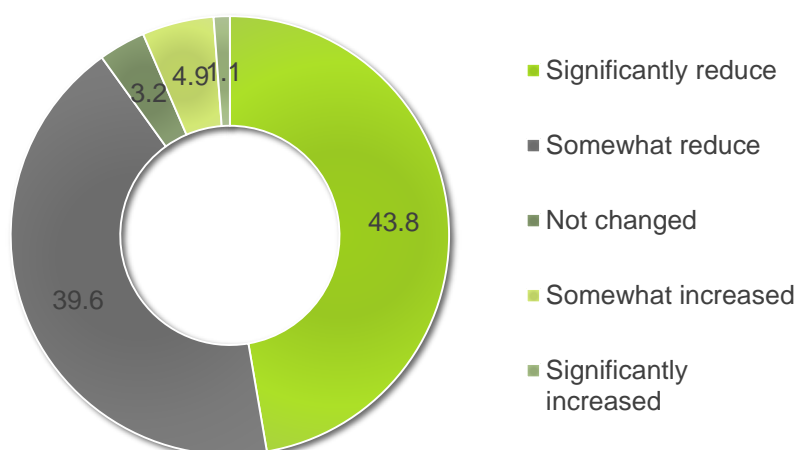
The point about resolution of boundary disputes noted here is underlined by the 70.9% of respondents who argued that SLLC had led to dispute resolution, arguing that the SLLC process had resulted in them directly handling boundary disputes as SLLC was underway. Of these, the majority of cases were resolved prior to certification.

The same was true of issues around inheritance, albeit less pronounced, with 60% of respondents arguing that they dealt with inheritance and other family disputes prior to or during the SLLC process.

SLLC and the Ability to Resolve Disputes

CMs were asked whether their ability to *resolve* various types of disputes had improved due to the completion of SLLC and were also asked whether SLLC had allowed them to reduce the number of disputes that formally entered into the court system compared to the situation that pertained under FLLC. This latter point is covered first, in the following figure:

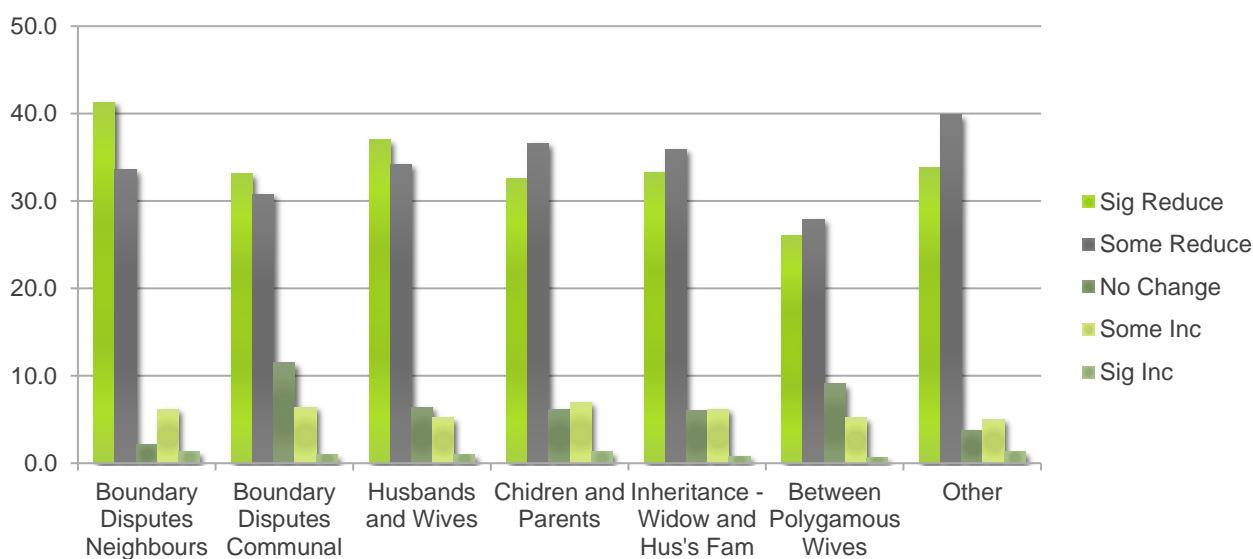
Figure 15: Effects of SLLC on the Number of Court Cases Compared to FLLC



As the figure shows, second level land certification was felt to have either 'significantly reduced' or 'somewhat reduced' the number of court cases, compared to FLLC. Only 6% argued that the number of court cases had risen following the completion of SLLC.

Respondents were thereafter asked to comment on the effects of SLLC on various types of disputes, following the completion of the SLLC process. Findings are summarised in the following figure:

Figure 16: Trends in Levels of Disputes Following SLLC



Here again, trends in disputes were felt to be positive, across types of disputes. Findings are consistent with attitudinal scale statements on SLLC and disputes with, for example, 90% agreeing with the statement "households are now more confident that they can avoid boundary disputes with neighbours".

Over 80% agreed with the statement "having a land certificate means that if a household had to give up land involuntarily, they believe that they are more likely to get fair compensation than before certification".