

Strategy for Preventing and Mitigating Land Certification Related Violence Against Women and Vulnerable Groups

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Acronyms

AD	Adjudication and Demarcation
CSO	Civil Society Organizations
DFID	Department for International Development
FDRE	Federal Democratic Republic of Ethiopia
FHH	Female-Headed Household
FGDs	Focus Group Discussions
FLLC	First Level Land Certification
GESI	Gender Equality and Social Inclusion
IIDI	Individual in-depth Interview
KLAC	Kebele Land Administration Committee
KLC	Kebele Land Court
KII	Key Informant Interviews
LIFT	Land Investment for Transformation
M4P	Making Markets Work for the Poor
OC	Orphan Children
PD	Public Display
RLAS	Rural Land Administration Systems
RLAUD	Rural Land Administration and Use Directorate
SDO	Social Development Officer
SLLC	Second Level Land Certification
SNNPR	Southern Nations Nationality and Peoples Region
SWOT	Strength Weakness Opportunity Threats
VGs	Vulnerable Groups
WCAO	Women and Children Affairs Office
WLAO	Woreda Land Administration Office
WMHH	Women in Male-Headed Households

Executive Summary

The Land Investment for Transformation (LIFT) programme is being implemented by the Government of Ethiopia's Ministry of Agriculture's Rural Land Administration and Use Directorate (RLAUD) and the UK Department for International Development (DFID). LIFT aims to improve the incomes of the rural poor (men and women) and to enhance economic growth through second level land certification (SLLC), improved rural land administration systems (RLAS) and Economic Empowerment Unit (EEU) interventions to ensure that the benefits of SLLC and RLAS are maximised through a Making Markets Work for the Poor (M4P) approach. It is hoped that increased tenure security will maximise benefits to and economically empower smallholder farmers in the regions of Amhara, Oromia, Southern Nations, Nationalities, and Peoples' (SNNPR) and Tigray, Ethiopia.

This paper examines whether there is a potential relationship between the SLLC process and land related violence against women and vulnerable groups (VGs). It is based on a study undertaken in the four regions covered by the LIFT programme which primarily used methods to generate qualitative data. These include focus-group discussions (FGD), key informant interviews (KII) and individual in-depth interviews (IIDi) complemented by a secondary document review.

Findings reveal that the SLLC process brings into sharper focus issues around land access, land disputes, land rights violations and violence which previously existed. SLLC has positively contributed to averting current and future violence against women and VGs. It encourages them to be active in claiming their land rights and provides them with an enabling and safe environment for registering land rights due to its public and participatory nature. There is a common perception within the land community that the possession of a land certificate safeguards the rights of women and VGs.

The study has also identified gaps in the SLLC process. These include a lack of access to and clarity of information, low capacity and time constraints of field staff to handle social issues, and the absence of full-time staff dedicated to the protection of women and VGs land rights at the grassroots level. This problem is compounded by unresolved competing claims before the SLLC process takes place and insufficient coordination between government and institutional structures to respond to the problems. The LIFT programme has taken steps to address these gaps by assigning a Social Development Officer (SDO) to provide additional expertise and support during the course of SLLC, as well as introduce corrective measures in the certification process itself. Reforms in regional land laws and arbitration processes, as well as the availability of legal aid and adequate representation for women and VGs need to be instituted.

To capitalise on SLLC's positive contribution during and beyond the implementation period of LIFT, the study recommends a set of strategic priority pillars. These include: (i) allocating sufficient time for rights clarification before the start of the SLLC process, (ii) ensuring participation of women and VGs through well-designed and targeted public awareness interventions, (iii) strengthening social protection, (iv) putting in place a gender and social inclusion expert in the land administration system from federal to woreda/district levels, (v) strengthening the capacity of field staff on gender and social inclusion issues, (vi) strengthening functional coordination among stakeholders, (vii) advocating to make justice more accessible to women and VGs, (viii) ensuring accountability within the land administration system, and (ix) improving collaboration among donor-funded land projects.

Furthermore, to sustain the benefits of SLLC the study highlights the importance of establishing strong collaboration not only with government institutions from the federal down to the kebele levels, but also with civil society organisations (CSOs). CSOs could prioritise support for continuing targeted awareness raising on land rights and follow up transactions for women and vulnerable groups.

Introduction

Background

The Land Investment for Transformation (LIFT) is a multi-year (March 2014 to August 2020), DFID-funded programme that aims to improve the incomes of the rural poor and enhance economic growth in Ethiopia. The Programme has three interrelated components: (i) the development of Second Level Land Certification (SLLC); (ii) improved Rural Land Administration Systems (RLAS); and (iii) increasing land productivity through the ‘making markets work for the poor’ (M4P) approach. SLLC is implemented in four regional states, namely: Oromia, Amhara, SNNP and Tigray, with the aim to achieve 14 million parcels in 140 woredas for approximately 6.1 million households (around 70% of parcels being jointly or individually owned by women).

There is a widely held assumption that access to and control over land will provide women and vulnerable groups (VGs) with an important source of income, economic independence and bargaining power.¹ Above all, land is a source of identity and dignity. The ability of rural women to protect themselves from violence requires the realisation of their rights, particularly those that pertain to land, property and inheritance. However, sex-based discrimination with regard to land ownership is the single most critical contributor to violations of the economic, social and cultural rights of women in many developing countries.² Experiences from rural Ethiopia show that over the years women have been systematically excluded from the benefit of holding land due to social norms and traditional practices.³ Customs and traditions denying women the right to inherit land and transfer exclusive land use rights is commonly practiced in almost all regions in the country.

As in many other developing countries, ownership of land is largely rooted in traditional patriarchal institutions which perceive women as secondary rights holders or that women hold rights through male household members. When a husband dies or in the event of a divorce or separation, women do not have exclusive rights to the land. When girls marry, they face dual loss of their entitlement to land. Upon marriage, they leave their family and can lose access to family land. Upon joining their husbands’ family, they can also be denied of their land use rights because they are considered as “outsiders”. The status of women in polygamous marriage arrangements also leaves them in an ambiguous position as their right to exclusive ownership is influenced by complex and competing claims on a limited piece of land.⁴ The view that farming is a male economic activity and that men are heads of households further reinforces gender bias on who has the right to land and who should be given priority to access fertile land. During the land redistribution in Ethiopia, female-headed households (FHH) were generally found to be allocated smaller, less fertile plots and dispossessed of community lands.⁵

Age, physical disability, health and household headship also comprise the other parameters along which bias is exercised in relation to access to land and ownership rights. The weak position of destitute male-headed households (MHH) exposes them to situations of their land being grabbed or being pressured to rent out their land for less value to meet urgent financial needs. Similarly, due to incapacity, the elderly and persons with disabilities (PWDs) could face the challenge defending their rights from their caretakers, who could also be their own relatives or siblings with an interest to take over their rights.

¹ The GESI Strategy identifies VGs to include: Women in male headed households, women in polygamous marriage, female household heads, orphan children, elderly people, person with disability or health issues, destitute households headed by men, minorities of any factor, people under some form of legal restriction or are in prison, others affected by any form of addiction (LIFT GESI Strategy, August 2015)

² Rashida Manjoo, Special Rapporteur on Violence against women, its causes and consequences, UN Commission on the Status of Women (56th Session).

³ Teshome, Y. (2015). Socio-cultural and Policy Related Constraints to Women’s Land Right: A Case Study from Gamo Highland, South West Ethiopia. *Humanities and Social Sciences* 3(4) 149-154.

⁴ LIFT (2017) Strategy for Polygamous Wives Registration during SLLC.

⁵ Teshome, Y. (2015). Socio-cultural and Policy Related Constraints to Women’s Land Right: A Case Study from Gamo Highland, South West Ethiopia. *Humanities and Social Sciences* 3(4) 149-154

Positive trends have been identified in which secure land ownership and certification of women and VGs are found to contribute to improved livelihoods security and intra-household power dynamics especially for women.^{6,7} However, for women and VGs' asserting or claiming their land rights can be problematic.⁸ In the process of accessing and securing their land rights, women and VGs can face diverse forms of violence that emanate from their weak position in the household, community and society at large. Early impact assessments and field monitoring conducted by LIFT identified the potential risk of women and VGs being exposed violence. These observations warranted an investigation into the role the land certification process may have in triggering violence. This study aimed to examine potential links between the SLLC process and violence against women and VGs.

LIFT commissioned two external short-term gender consultants to work with the Programme's Gender Equality and Social Inclusion (GESI) team to examine the relationship between land certification and violence as it relates to women and VGs. The purpose of the study is to improve SLLC by being sensitive to the needs of women and VGs and understand the implications of SLLC – if and how it may have threatened or risked certain segments of the population, such as women and VGs. Conversely, the study will also elucidate the positive impacts of SLLC, such as how it has contributed to the social and economic transformation of households and individuals, mainly women and VGs, and enabled government institutions to enhance services especially towards women and VGs.

Objective of the Study

The overall objective of the study is to review the SLLC process to ensure that it is sensitive to the needs of women and VGs and to understand SLLC's consequences, including whether it may have threatened or risked the lives of women and VGs. The study will also seek to identify the positive impacts of the SLLC process, including how it has contributed to social and economic empowerment of women and VGs as well as strengthened local institutions in protecting the rights. The specific objectives are as follows:

Specific Objectives

1. To identify strengths and limitations of SLLC practice in terms of land registration related violence
2. To examine the early outcomes/ impacts of SLLC on women and VGs as it relates to violence
3. To provide recommendations on improving the SLLC process, especially with regard to ensuring that SLLC does not pose a threat to women and VGs
4. To build on the strengths of SLLC so that its positive impacts on reducing violence are amplified to contribute to a violence free social environment
5. To develop a strategy to prevent and mitigate SLLC induced violence on women and VGs, and at the same time promote positive contributions of SLLC to minimise violence

Methodology

Sampling and Sample Selection

Study Sites Selection and Field Work

Two woredas from each region were selected on the basis of their SLLC status: completed or ongoing (

⁶ Mequanint, B.M, Adane, D., Erwin, B. (2015). *Joint Land Certification and Women's Empowerment: Evidence from Ethiopia*. Linking Land Tenure and Use for Shared Prosperity. Paper presented at the Annual World Bank Conference on Land and Poverty. Washington DC. March 23-27, 2015.

⁷ Holden, S. and Tefera, T. (2008). From being property of men to becoming equal owners? Early impacts of land registration and certification on women in Southern Ethiopia. Research report, Land Tenure and Property Administration Section, UNHABITAT.

⁸ Hughes, A.K., and Richardson, A. (2015). *Land and Gender Based Violence: Experiences from Rwanda and Liberia*. Landesa.

Table 1). SLLC ongoing woredas are either at the adjudication and demarcation (AD) or public display (PD) stages. SLLC completed woredas are those at the stage of certificate distribution. These woredas were selected in consultation with LIFT regional coordinators; kebeles were selected in consultation with LIFT woreda coordinators for the ongoing SLLC, and woreda land administration offices for woredas where SLLC had been completed.

Table 1: Study site by SLLC status

Region	Woreda	Kebele	SLLC Stage
Tigray	Tahtay Khoraro	Adigidad	Public display
	Werieleke	Endachiwa	Certificate distribution
Amhara	Dangila	Gisa	Public display
	Debre Elias	Yekegat	Certificate distribution
Oromia	Kersa Malima	Mazorra Golba	Certificate distribution
		Kersa Worko	Certificate distribution
	Jimma Geneti	Belbela Sergo	Public display
	Bako Tibe ⁹	Seden Kitte	Adjudication and Demarcation (AD)
SNNPR	Kedida Gamela	Teza Agara	Certificate distribution
		Langotte Chefe	Certificate distribution
	Kindo Koshaye	Fechena	Adjudication and demarcation (AD)
		Bedeweyde	Adjudication and demarcation (AD)

Five working days were allocated for field work in each region. To efficiently cover the sites within the study's timeframe, a team of two experts were organised to cover two regions each; Team 1: Tigray and Amhara, Team 2: Oromia and SNNPR. During the field work, the teams regularly updated each another on the challenges encountered and mitigation measures.

Selection of Women and VGs for the Study

A mix of sampling techniques (stratified, convenience and purposive) were used to identify women and VG respondents. The court compound, police station, woreda land administration office and public display sites were important locations to meet such groups. In the court compound, it was easy to find and interview the plaintiff because the majority of the cases were land related. The study team targeted interviewees by checking the age, disability or other marginalising factors once those individuals with land related cases were identified.

Identifying detainees, who could be possible victims of land rights violations, from the police station proved to be a challenging task. This demanded in-depth probing and explaining to police officials as suspected crimes reported only the “final effect” and not the underlying causes. Woreda government offices, such as justice, court, police, land administration, and grievance hearing also provided the study team with details of women and VGs who experienced land-related violence. The team arranged follow up meetings with some of these VGs. In addition, the kebele administration and kebele land administration expert identified such groups. They visited them at their homes; focused group discussions (FGDs) were also organised in the villages for women in male-headed households. A total of 86 women and individuals classified as vulnerable participated in the study of which 33% were men (

⁹ Bako Tibe in Oromia was added to the list because it was not possible to travel to Jimma Genete due to road blockage on the second day of field work. KII with stakeholders is therefore replaced by Bako Tibe, which was excluded because it was already covered in the polygamous wives' registration study.

Table 1).

Table 2. Women and VGs interviewed disaggregated by sex and region

Vulnerable Groups	Oromia		SNNPR		Amhara		Tigray		Total		
	M	F	M	F	M	F	M	F	Male	Female	Total
Women in male headed households	-	11	-	2	-	1		1	-	15	15
Women in polygamous marriage	-	1	-	-	-	-	-	-	-	1	1
Female household heads	-	1	1	-		8	-	15	-	25	25
Orphaned children	-	-	-	-	1	3	-	1	1	4	5
Poor households headed by men	1	-	1	-	4	-	-	-	6	-	6
Person with disability	-	-	1	-	1		1	1	3	1	4
Elderly	1	1	1	2		3	1	1	10	4	14
Minorities (occupational)	-	-	5	8	-	-	-	-	5	8	13
Land related violence detainees (at police station)	1	-	1	-	1	-	-	-	3	-	3
Total	3	14	10	12	7	15	2	19	28	58	86

Data Collection Methods

The study used both primary and secondary data collection methods. A triangulation technique was employed using multiple methods and data sources to verify information.

Primary Data Collection

Primary data was collected using FGDs, key informant interviews (KII) and individual in-depth interviews (IIDI). A set of guide questions was drafted to ensure that the team kept the focus of the study. Participatory interviewing techniques were used to engage the interviewees and enable them to express issues and concerns freely. The study yielded rich qualitative data comprised mostly of personal stories of violation of land rights and forms of violence that women and VGs experienced to force them to give up their land rights.

KIIs were employed for woreda and kebele level actors to cross-check reports of violence coming from different sources, particularly from the IIDI and FGD. SWOT analysis was conducted at the woreda level to identify the strengths, weaknesses, opportunities and threats related to SLLC and especially in the context of addressing land-related violence.

LIFT's Woreda Coordinators facilitated in setting up meetings with woreda and kebele key informants. In sites where SLLC activities had been completed, experts from the woreda land administration office supported the fieldwork.

Document Review/Secondary Data Collection

National and international research papers were reviewed to guide the study methodology. Case files stored in the woreda court were accessed to verify findings from primary data collected in the interviews. Moreover, legal analysis of the federal and regional land proclamations as well as related articles in the different laws (civil law, family law, criminal law), was undertaken to identify gaps, complementarities, and challenges. This rich body of information guided the drafting of a strategy to prevent land-related violence against women and VGs especially during land certification.

Data Analysis and Report Writing

Following the fieldwork, the two teams undertook a reflection session to discuss major findings, challenges and limitations of the study and to develop a strategy to prevent land related violence against women and VGs and a monitoring and evaluation (M&E) framework. The two national consultants contracted for the study led the preparation of the full report; the LIFT GESI experts supported by contributing sections of the report and most importantly in reviewing the draft versions until the report's finalisation. LIFT organised a workshop to validate study findings and obtain recommendations towards the development of a strategy and M&E framework.

Ethical Consideration

Before starting each interview, the team explained the purpose of the study and how the output will be used to improve the implementation of SLLC. To the extent possible, space to privately conduct the interviews was also created to enable the interviewees to freely express themselves. In some cases, this was not possible as there was a tendency for community members to listen in to the conversation. However, this did not seem to hinder the interviewees from participating in the interview. The case studies presented in this report use fictitious names.

Scope and limitation of the study

The study focused on SLLC-related violence especially towards women and VGs. In undertaking the study, the team recognized the following limitations:

- Due to sensitivity of the topic, a qualitative, one-shot interview was insufficient to gather detailed information. However, it was also recognised that time for field work was rather short.
- Although the study covered four regions, fieldwork was undertaken only in two woredas and at least one kebele in each woreda again due to time constraints.
- Finding women and VGs in kebeles where SLLC had been completed presented a challenge to the team.
- Language barriers may have affected the level of interaction and quality of information, given violence involves personal experiences.
- It was also difficult to have independent interviews with VGs due to the presence of their caregivers/guardians and translators.
- This study does not aim to make a generalisation. Instead by looking into the cases documented from the field sites, it seeks to provide insights on how SLLC processes could be improved to avoid causing negative outcomes especially on women and VGs. It also seeks to highlight the positive aspects of SLLC, i.e., in protecting the land rights of women and VGs. Where appropriate, case studies are provided for illustrative purposes.

Conceptual Framework

Understanding Land Related Disputes-Conflict-Violence-Violation of Land Rights

Violence is highly complex and context specific.¹⁰ A holistic understanding of the causes and impacts of land certification related violence on women and VGs requires understanding the relationship between disputes, violence and violation of land rights. Land certification related violence on women and VGs exists along this continuum involving various actors besides those with conflicting land claims.

There is a growing body of literature on the link between violence and land rights violations (UWONET 2015; Cambodian Centre for Human Rights 2013; Ayalew and Keneaa 2012; Richardson and Hannay undated). Violence is defined as covert or overt forms of physical, emotional, and mental aggression to deny access to and control of land and land-related rights. Violent acts can be a combination of different types of violence. In the context of the study, physical violence, emotional violence, psychological violence, cultural violence, verbal abuse, resource abuse, and neglect were commonly cited.

Violence is a continuum in which disputes over land can escalate into conflict, violence and produce (as well as reproduce) land rights violations. Disputes include border encroachment, inheritance, transactional, and illegal occupation (Espinosa and Abera 2016).¹¹ Violence and violent acts are committed by perpetrators - family or non-family members- who have competing interests on the land. It is often inflicted on the weaker segments of society, such as women and vulnerable groups. Perpetrators act independently or are aided by actors from within the community who have the power to influence or decide who has the right to land. Alternatively, some local actors follow the rule of law and protect the rights of landholders.

¹⁰ Caroline Moser and Shrader, E. (1999). A Conceptual Framework for Violence Reduction. World Bank: Latin America and Caribbean Region.

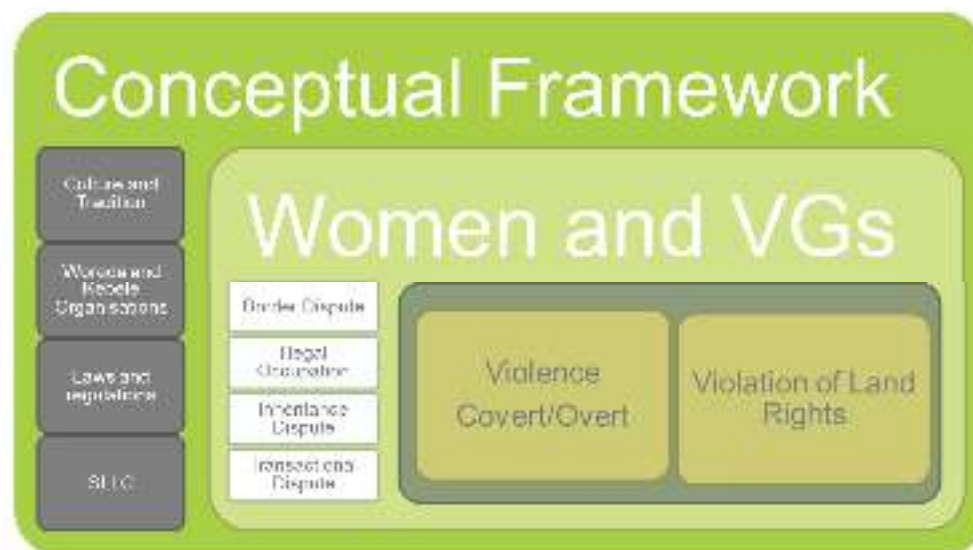
¹¹ Espinosa, D. and Abera, A. (2016). Rapid Assessment of Land Conflict Drivers, Land Disputes, and Grievance Redress Mechanisms in Three Regions of Ethiopia. LIFT Report.

Reports (womendeliver.org 2016; Fraser 2016) reveal that claimants who bring disputes to the attention of authorities face the risk of exposing themselves to varying degrees of threats and violence. Various factors or a combination thereof can encourage claimants to assert their land rights. Development interventions, such as those that seek to formalize land holdings, can trigger violence or cause already existing forms of violence to become more pronounced than they had been as claimants assert their claim.

Land rights may be defined as complete when the following three conditions are met: they are legally recognizable, socially recognizable, and enforceable by external authorities (Duncan and Ping 2001). If one of these three elements are missing, the rights are incomplete. For instance, a land right that is legally recognizable but not socially recognized or enforceable is an incomplete right. A socially recognized land right means that women's land rights remain unaffected by a change in status such as in the event of a divorce or death of a spouse.

Addressing the existing dynamic interrelationships across different stakeholders and different forms of land right violation and violence necessitate the use of a conceptual framework that embraces the above-mentioned continuum. The Figure below shows the relationship between disputes, violence and violation of land rights and the complex set of interrelated factors, such as law, culture, institutions and development interventions (e.g. land certification) that play a role in mitigating or averting violence.

Figure 1. Relationship between disputes, violence and land rights violations



From FLLC to SLLC

Between 1998 and 2004, Ethiopia implemented a wide-scale land certification programme to register the land holding of rural smallholder farming households to improve tenure security and certify long-term use rights. First level land certification (FLLC) started in Tigray and scaled up in Amhara, Oromia, and later Southern Nations Nationalities and Peoples Region (SNNPR). FLLC covered approximately 20 million plots belonging to over six million households, gaining the reputation of being one of the most successful and low-cost land registration schemes in the world.¹²

FLLC applied a participatory process to register landholders. Landholders of neighbouring parcels were used as sources of information for recording parcel boundaries. Upon agreeing on the boundaries, data, which included parcel area, location, quality of land, and names of individuals owning the adjacent parcels, were recorded on the field recording form (FRF).¹³ A book of holding, documenting the size of land and relevant household information with photos of the land holder/s was issued and distributed to the landholders. Detailed information, which mirrored the book of holding, was maintained in the book of registry and kept in the offices of the Kebele Administration and woreda land administration office. Moreover, the FRFs were also archived for records purposes. All data were recorded manually and kept in paper form.

Besides the immediate benefit of providing a formal record of holdings, studies on the early impacts of FLLC revealed that it led to improved land governance at the local level, reduced conflict due to clarification of boundaries, improved recognition of women's land rights through their inclusion in the book of holding as title holders and increased incentives for investment on individual as well as communal holdings.¹⁴

However, limitations were also documented. The process did not produce individual maps and lacked sufficient description of farm plots, such as spatial detail around boundary documentation and accurate measurements of total land size. It did not use modern geo-referencing and mapping technology for documentation of information on land parcels. Traditional methods of measurement, such as rope or oral account of farmers on the number of 'timad' (about 0.25 hectare), were used to provide rough estimates of plot size.¹⁵ This did not allow for the development of cadastral maps for improved land use management and administration, raising a concern that

¹² Deininger, K., Ali D.A., Holden, S., and Zevenbergen, J. (2008). "Rural Land Certification in Ethiopia: Process, Initial Impact, and Implications for Other African Countries." *World Development* 36 (10): 1786–1812.

¹³ Bezu, S., and Holden, S. (2014). Demand for Second-Stage Land Certification in Ethiopia: Evidence from household panel data. *Land Use Policy*, 41, 193-205.

¹⁴ Deininger, K., Zevenbergen J., and Ayalew, D. (2006). Assessing the Certification of Ethiopian Rural Lands. Colloque international "Les frontières de la question foncière – At the frontier of land issues", Montpellier.

¹⁵ Ibid

limited spatial detail compromised the security of land rights. Moreover, the lack of computerised land registries under first-level certification did not enable effective management and updating of registration records.¹⁶

Second-level land certification (SLLC) is designed to address the gaps of FLLC by providing additional spatial data in the form of a parcel map. During SLLC, landholders will receive a hard copy of their certificate detailing their name and the names of other joint holders and information about the parcel, including size, location, number, and a map. A separate certificate and map is provided for all existing individual parcels. Information on the landholding is also maintained digitally at the woreda level. It is expected that the introduction of spatial data will lower the incidence of disputes or make them easier to resolve than in the past. The computerised registration system will also facilitate updating of future land transactions.

FLLC Book of Holding and its Significance in SLLC - Regional Variations

The FLLC book of holding is a key source of information in the SLLC process. Land holders are expected to present their books of holding to the field registration team. In case of loss, alternative documents such as tax payment receipts are referred to. If both are missing, the book of registry stored at the woreda land administration offices and its mini version which is kept at the Kebele Administration provide a proof of holding.

Few regional variations existed in the features of the FLLC book of holding. In Tigray, the book of holding colour is blue whereas in other regions it is green. In Tigray, the male household head was registered as the principal landholder whereas the wife, children and other members were registered as secondary right holders. Furthermore, only the picture of the household head was attached to the book of holding. Especially in divorce cases, this became a significant impediment in ensuring the land rights of women during SLLC. In Oromia, despite emphasis on joint registration, photos of both husband and wife were not required which resulted in only the husband's picture being attached to the book of holding.¹⁷

The SLLC Process

The Government of Ethiopia (GOE) initiated SLLC with the aim to improve land governance by scaling up certification while addressing the weaknesses of the FLLC. SLLC will also ensure that the rights of women and VGs are protected. It is perceived that secure landholding will contribute to increased efficiency in land rental markets and economic empowerment of rural households.¹⁸

To implement SLLC, LIFT closely coordinates with the structures of the Ethiopian land administration system at different levels. The Federal Rural Land Administration and Use Directorate (RLAUD) under the Ministry of Agriculture and Natural Resources oversees the overall implementation of SLLC. Other agencies such as the Information Network Security Agency (INSA) and Ethiopian Mapping Agency (EMA) provides high quality digital maps or orthophoto. Based on the provisions of the specific regional proclamations, structures for the execution of land registration were instituted in all regions down to the Kebele level.¹⁹

The woreda land administration offices in all LIFT regions are expected to work closely with other government departments including the justice office, police, Women and Children's Affairs Office (WCA), Bureau of Labour and Social Affairs (BOLSA) and the grievance hearing offices. The woreda administration is expected to play a central coordination role, and ensure the smooth implementation of SLLC, mobilise different stakeholders to support community level activities and involve different grassroots structures.

¹⁶ Persha, L., Greif, A. and Huntington, C. (2017). Assessing the Impact of Second-Level Land Certification in Ethiopia. The World Bank. Washington DC.

¹⁷ Espinosa, D. and A. Abera. (2016). Rapid Assessment of Land Conflict Drivers, Land Disputes, and Grievance Redress Mechanisms in Three Regions of Ethiopia. LIFT Report.

¹⁸ Ghebru, H., Koru, B., and Taffesse, A. (2016). Household perception and demand for better protection of land rights in Ethiopia. *Ethiopian Development Research Institute, Working paper 83*.

¹⁹ In Amhara and Oromia, the Bureau of Rural Land Administration and Use is the agency responsible for implementing the SLLC process; in Tigray the Environmental Protection, Land Administration and Use Authority (EPLAUA) and in SNNPR the Agriculture and Natural Resources Department. In all regions, parallel structures are established at the zonal levels and woreda levels. Within each Kebele, Rural Land Administration expert (Amhara and Oromia), Kebele Land Use and Administration Committee, in all the regions are the lowest level organs that implement the SLLC with LIFT Field Team (FT). In addition, Informant Farmers as part of the FT and Kebele Land Courts (KLC) in resolving land related disputes, closely work with the KLAUC in the case of Tigray.

At regional and woreda levels, LIFT coordinators and technical team leaders, situated within the land administration and use structures, will undertake the day-to-day land certification activities. Field teams comprised five staff: two para-surveyors, two data recorders and one team leader. The team is deployed to undertake the actual on-site registration of parcels at the sub-kebele level. At any given time four of such teams (or a total of 20 persons) are simultaneously working in one kebele.

Prior to their deployment, the field registration teams receive a five-day orientation and training course. This includes the technical aspects of land registration, surveying methodology, use of software, forms to be used and work procedures. A brief session is allocated to cover social issues mainly dealing with the implications of the rural land registration.²⁰

The SLLC process includes four steps in which public participation is crucial. These are as follows:

1. **Public Awareness (PA):** awareness raising is undertaken before the commencement of the actual land registration to facilitate the field registration process. The field team leader, in collaboration with the kebele administrator and the Kebele Land Administration Committee (KLAC), leads the activity. The public are informed about the benefits of land registration, who should be present, and documents to be presented by households during the adjudication and demarcation. The PA event is designed to facilitate interaction among community members and clarify issues.
2. **Adjudication and Demarcation (A&D):** Field teams undertake the on-site registration of individual farm plots, assisted by KLAC members or 'informant farmers' who are elected by the community because of their knowledge of the locality. Farmers show their parcel boundaries by walking around their plot in the presence of neighbouring farmers and the KLAC. Landholders are expected to present the FLLC book of holding or other evidence, such as tax payment receipts or legal evidence for inheritance, gift or other forms of transfer of titles to do the field registration team. If there are any counter claims to the land or unresolved issues, the plot is recorded as 'disputed'.
3. **Public Display (PD):** the photo of the spatial map detailing the various land use in the kebele, including existing natural resources, communal lands and individual plots with a number code is posted within the kebele compound or other selected centre and available for public viewing within a given period. Landholders receive instructions from the field staff on the schedule of when they could visit the PD site. Husbands are required to bring their wife(ves) to the PD site where they are guided by the staff from the time they register their attendance to when they view their parcel on the map, check the accuracy of data, and sign their approval. If data is incorrect, this is recorded by the staff for correction. If there are counter claims on a parcel and it is unresolved, this is recorded as disputed.
4. **Certification:** the process of issuing the certificates involves the updating of FLLC data and coding of information including the name of holder/ joint holders, family members and parcel size which had been cross checked through the previous stages of registration. It also includes parcel maps as an attachment. There is space to attach ID-size photos of the principal holder/s although with notable regional variation. In Oromia, Kersa Malima, farmers are required to provide photos of landholders to be attached to the book of holding. In SNNPR and Tigray, the actual printed certificates do not have photos of the landholders. This is not a requirement to obtain certificates. In Amhara, the FLLC has photos of holders. Husbands and wives are required to collect the book of holding together.

Findings

Forms of Land Rights Violation

The SLLC process uncovered widespread forms of land rights violations that women had VGS across the regions had been experiencing prior to SLLC's implementation. These include border encroachment, taking over of land, illegal transfer of ownership rights through manipulation of share cropping and land rental arrangements, and illegal (temporary or permanent) transfer of title without the consent of the joint holder through 'sale' or gift (**Table 3**). Refusal to allow the claim of land rights due to cultural beliefs and attitudes was common in Oromia and SNNPR. Border encroachment and illegal taking over of land were observed in all the study regions.

²⁰ LIFT. Second Level Land Certification Manual Version 2.2. August 2016.

Table 3. Forms of Land Rights Violation Experienced by Women and VGs across the Study Regions

Type of Land Right Violation	Frequently Affected (Women and VGs)	Regional Variation
Border Encroachment	FHH, Elderly	All regions
Takeover of land	Orphans, elderly, FHH	All regions
Illegal transfer of land as 'gift' or through sale	Women in Male Headed Households,	Oromia
Illegal transfer of title through manipulation of share cropping and land rental	Elderly, Destitute Male Headed Households	All regions
Denial of transfer through inheritance	Girls, widows,	Oromia and SNNPR
Denial of share of land	Women in polygamous marriage, widows	Oromia and SNNPR
Kicking out of the house	Orphan children, Elderly, PWD	All regions

Border Encroachment

Examples of border encroachment include pushing boundaries and carrying out farming activities, including planting trees, on plots held by women and VGs. Encroachers may be neighbouring farmers, including family and non-family members. During SLLC, there are reported instances of neighbouring farmers trying to register the encroached area as part of their own parcel. Border encroachment was found to be the most common form of land rights violation, frequently experienced by female-headed households (FHH), including those with SLLC certificate. This finding is consistent with LIFT's previous research which confirms that FHHs are more vulnerable to border encroachment than male-headed households.²¹ In the context of male bias in relation to land, lack of male protection and limited knowledge of their boundaries are among the major factors that expose FHH to border encroachment. Similarly, border encroachment of land held by the elderly was also revealed to be their main challenge during registration.

Taking Over of Land

The SLLC process also revealed cases of land belonging to orphans, the elderly and FHHs taken over especially by relatives. This was found to be commonly experienced by under aged orphans who are left under the care of their close relatives. Rentees and close relatives manipulated share cropping arrangements and/ or illegally occupied land held by elderly relatives, destitute households and FHHs.

Orphans Victimised by Land Grabbing

Guardians, who are supposed to provide care and support to underage orphans, were found to perpetrate land grabbing. There is some anecdotal evidence of caretakers who had changed landholding rights of orphans to their name because of the absence of an official document formalising land inheritance from their deceased parents. Across the study areas, the study team encountered instances of orphan children who are victims of land grabbing. Rentees, guardians or close relatives register the orphan children's land in their own name during SLLC.

Denying orphan children of their land rights has an enormous negative impact on their livelihoods. Orphans not only lose their natural asset, land, but also social assets like sense of belonging and family support. Deprived of access to productive resources, orphans may end up homeless and are forced to migrate and live in poverty. They can become victims of child labour. Young girls, in particular, may be forced to marry early for security or are prone to teenage pregnancy risking their reproductive health. Some drop out of school and suffer from psychosomatic disturbance among others.²²

Manipulating Land Rental and Share Cropping Agreements

In rural Ethiopia where the traditional system still prevails and where functional literacy is still limited, contracts for land rental and share cropping arrangements are concluded informally (orally) disregarding the law which requires the formal registration of land rental agreements. Rental arrangements (cash or sharecropping) are used as an entry point to gain access to and take over the land of women and VGs.

²¹ Espinosa, D. and A. Aberra. (2016). Rapid Assessment of Land Conflict Drivers, Land Disputes, and Grievance Redress Mechanisms in Three Regions of Ethiopia. LIFT Report.

²² Mate, F. A., (2005). Children's Property and Inheritance Rights: *Experience of Orphans Affected by HIV/AIDS and other Vulnerable Orphans in Kenya*. The London School of Economics and Political Science

Across the study regions, perpetrators manipulated land rental and share cropping agreements. They rent the land for a long period (up to 25 years) which gives them the courage to claim ownership. This is done by obtaining a counterfeit book of holding which requires a long court process to verify. Often with no close family near them or trusted caretaker, the elderly are exposed to forceful occupation of their land under some share cropping arrangement. In many instances, they do not even receive a share of the harvest.

The study showed that land rental contracts are made largely based on trust. When there is a written land contract agreement, it is usually prepared in one copy and kept by the rentee.²³ In Oromia, the Kersa Malima police and court reported this as a major problem. The expansion of commercial farming was identified to be a key factor behind the violation of land rental and share cropping arrangements. Numerous households rented out parcels of land to small scale private investors without registering the transaction and in many instances, they do not even receive a share of the harvest.

The lack of clarity in interpreting legal provisions governing land rental contributes to the perpetuation of land right violations such as illegal takeover of land. This has been found confusing and controversial especially in Oromia. Members of the court and police revealed that land rental agreements between farmers go beyond three years and the rentee can claim the land if the contract is not renewed regularly. The misinterpretation of this provision resulted in increasing land disputes and court cases especially following certification. Women and VGs, having limited capacity to report their cases and also unable to pursue their appeal after the court passed its decision in favour of the perpetrator, faced the risk of losing their land.

Rentees, some of whom are family members or relatives, forcefully continue farming the land against the will of the legal landholder and try to transfer the holding right to their name during SLLC. Some of these cases are classified as disputed. In others, SLLC field teams maintained the land holding right of the FLLC holder.

Case Study 1 Land rights of a female elderly violated by a rentee

Balote is 80 years old and lives in SNNPR. She has only one daughter, who is married and lives in another locality. Balote invited her cousin to live with her and act as her caretaker. She also gave him access to her land which was certified during FLLC.

He has been farming Balote's land for some 30 years and gives her part of the produce as well as paying the taxes.

The dispute with her cousin, who is said to have a close relationship with the previous Kebele Administration and KLAC, emerged when the SLLC team started working in the village. Balote's cousin presented a book of holding, which he secured in 2016, of the same land held by Balote.

Balote protested. Her neighbours provided evidence and convinced the field team that she inherited the land from her father as the only surviving daughter. The SLLC team registered the land in Balote's name despite Tesfaye's protest. He verbally abused her and insisted to keep the land even if it would entail killing her.

Cultural Factors Discriminate Against Women and Girls

Culture dictates that land must stay within the family which recognises only its male members as having the right to inherit land. Marriage can forfeit a girl's access to and control over land and eventually her inheritance. Upon marriage it is customary for girls to move out of their parents' household and join their husbands' family. It is assumed that their husbands have land and will look after them. Thus, they would not need land. If her own family gives her access to land, there is a risk that her husband or husband's family would take it. If her husband lives in another village, she can be denied use of her parent's land as well as her inheritance rights. Even if married women continue to reside in the same village as their parents or even live with their parents, they also suffer from systematic violation of their right to inherit land.

A woman, who bears only female children, can be discriminated against with regard to land ownership. This was found in the SNNPR where preference is often given to the wife who gives birth to male children because she is producing an heir. Despite the passage of the land law which provides equal land rights to women and men, preference to give land to the sons still prevails - a decision not only made by the parent but reinforced by local authorities.

The FGD with Weri Leki worda staff revealed that female family members are losing their inheritance rights because during SLLC their brothers registered the land of their parents only in their names. In Tahetay Koraro Woreda (Tigray) fake letters were produced alleging that women wanted to transfer to another kebele. Over time

²³ Land Rental Assessments in Amhara, April 2016

the worda understood that the intention was to take over the share of female members. Hence, the worda declared that land inheritance cases that involve transfer to another kebele should be personally submitted by the women themselves. While this is good in so far as the regional land law is concerned, it ignores inheritance rights of women living outside the kebele where the contested land is found.

In all the study regions, land inheritance was identified as a major issue highlighted during SLLC. The worda courts were flooded with inheritance cases although in some, especially in Tigray and Amhara, the cases were to ascertain legal inheritance rights. Staff from the justice office, police and court report that inheritance claims are a widespread problem. Lack of awareness on inheritance rights by women themselves, low capacity of widows and female children to claim their inheritance rights, limited legal awareness and just plain rejection by family members and relatives contribute to the violation of the land rights of women and girls. The interference of local elders during inheritance sharing reinforces further gender bias in determining who has rights to land as observed in SNNPR.

Mechanisms Used by Perpetrators to Transfer Land Titles

Perpetrators use mechanisms to overtly or covertly gain access to and control over land. We view these mechanisms as forms of violence because they cause undue emotional, mental and physical distress on the affected landholders. The study documented several mechanisms that perpetrators used to secure their SLLC certificates. These included the use of false evidence, such as counterfeit books of holding and wills, land transfer agreements, gifts and witnesses, which were commonly reported across the study regions. Misinformation was used to cover up wrong doing such as illegal sales of land. In a few cases perpetrators falsified loan agreements, enticed landholders to carry out favours, and wrongly accused persons to hinder them from claiming their land rights while in prison.

Use of False Evidence

Several cases were reported involving rentees taking over the land of women and VGs and registering the land under their name by using a counterfeit book of holding. Similarly, there were cases of children of elderly parents as well as guardians of orphan children who produced false evidence to show that land was transferred to them as gift to obtain a book of holding during the FLLC. This then was their evidence to legitimise their position as title holders during SLLC. Orphans and elderly people were evicted by their own families. In some instances, the land administration staff cancelled the FLLC books because they were proven to be counterfeit. There were reported cases of claimants presenting a book of holding for the same parcel of land. During SLLC, several individuals reported missing/ losing their book of holding to the police. The reason was to hide the transfer of right through illegal sale.

Undue Influence

Most often those who violate land rights are the powerful and well-connected. In all the study regions, several cases revealed rentees taking over the land of women and VGs by registering the land as their own. The point that should be underlined is that rentees are “powerful” compared to women and VGs. They are wealthy, educated (often formally employed), and well-connected to government officers. They have access to information, know and can manipulate the law or can hire legal experts to argue their cases or pay false witnesses. Women and VGs often rent out their land because of unavailability of resources, including human labour. In some cases, renting is a response to financial need in times of emergency.

Case Study 2

In Oromia, the Grievance Office reported a case of a woman who illegally obtained land from a farmer in exchange for a 7,000 ETB loan.

She used the land for a number of years. During the SLLC process, she tried to influence the landholder to let her register the land in her name by giving him an additional 7,000 ETB.

In Kembata, Kedida Gamalla, a man, who had been living abroad for 44 years, felt that supporting his family through remittances gave him the right to take over the land of other family members.

During FLLC he registered the land in his own name and included his wife, three children and his two sisters as family members. He claimed that he sent money to his sister to manage the land and that she benefitted from the produce.

He felt entitled to the land as its rightful owner because he spent a considerable amount of money to keep it productive and his sister had no resources to productively use the land. However, his future plan on how the land would be used was to convert it to a residential area. He planned to build a residence on the property upon retirement. He wanted full rights to the land and he would compensate the parties involved.

When SLLC started, his sister, who had been managing the land for several years, was forced to abandon the land. She protested to get her share as access to productive land was her source of livelihood.

The study team found cases in which perpetrators influenced local officials and leaders, such as the Kebele Administration, KLAC and elders, to talk women and VGs into giving up their land rights or to settle a dispute amicably. A woman in Oromia, Jimma Geneti Woreda, reported that due to the controversial nature of her unregistered holding as a separated second wife in a polygamous marriage, the kebele elders influenced her to hastily agree on claiming a fragment of a bigger parcel, telling her that she might end up losing even more if she did not decide quickly.

In Tigray, members of the woreda court felt that decisions made by the Kebele Land Court (KLC) against women are based on tradition and the perception that women are secondary farmers. A judge in Tigray testified, *'most of the time the Kebele Administration agrees with the decision of the KLC. During SLLC they did not consider the court's judgments on the guardians' use of false evidence. They used the 1987 land distribution. They are under the influence of the Kebele Administration.'*

Manipulation: Loans in Exchange for Access to and Control Over Land

Perpetrators take advantage of the financial needs of landholders by providing loans in exchange for access to land and ultimately gaining claiming ownership

Detainment in prison

Cases were also found in which forced detainment in prison was used as a mechanism to silence a household member, who got in the way of the perpetrators in gaining access to land. Victims are labelled as criminals. An example is the case of Ashenafi, a 19 year old in Oromia who was detained in a town prison. He revealed that he was brought to the police station because he prevented the renter from using his family's land. They own some 10 hectares, but most has been rented out for an insignificant amount. His father receives the rental money and uses it mostly on alcohol and other expenses. He does not give a share to the rest of family. His mother was not involved in the rental contract and protested it. He, too, protested his father's decision and now because of his vices he had become an easy prey to rentees.

Doka is detained at Kindo Koisha woreda police station in SNNPR. His widowed mother, Ukume, who has 0.3 ha. land was crop sharing with his paternal uncle. His mother wanted the land back, but his uncle refused. Doka confronted his uncle, but the situation turned into a heated argument. He felt that his uncle instigated the quarrel. Doka is in prison while his uncle continues to illegally use his mother's land.

Biased Information during Public Hearing

Public opinion days or community meetings are held at the kebele level in Tigray and Amhara. Attendance is not required and often only a few participate while the majority of the residents stay at home or tend to their livelihoods. The purpose is to bring community members together to discuss key issues including land. During this meeting community members give their opinion on who has the right to access land in accordance with the land proclamation. In principle, public hearing is a good forum provided that information presented is truthful and fair. However, unfair judgment had also been rendered stemming from cultural bias against women from holding land and perpetrators employing mechanisms to falsely discredit the claims of VGs. While observing a public display in Gisa kebele, Dangila Woreda, Amhara, the research team met an FHH whose parcel was cancelled during a community meeting without her presence and knowledge.

Violence Inflicted on Women and VGs

In all the study areas women and VGs who are the specific targets for illegal land occupation face threats and suffer from verbal as well as physical abuse by perpetrators. Violence inflicted on women and VGs is used as a weapon to hinder them from claiming their right. Those who managed to institute court action could still continue to face threats in the future. Perpetrators were known to harass and intimidate VGs to silence them even if their land rights had already been ascertained during SLLC. This calls for attention for mechanisms to ensure that awareness raising and protection of women and VGs are available especially after SLLC is completed.

Verbal Violence

Verbal abuse is a common form of violence inflicted on women and VGs across the study regions. Perpetrators insult women and VGs in public by calling them names. The purpose is to make them feel inferior and weak. Ato Teferra and his family, a typical example of a male-headed destitute household, face verbal abuse and threats by their rentee.

A public display team, which worked in four kebeles in Tigray, mentioned that although most men accept joint registration, they insult their wives when they claim to register their name together with their husband. For example, one was told that she is the one who came to his land; she is a liar, stupid and nothing!

Physical Violence

The study also noted women and VGs experience more severe forms of violence when they confront perpetrators and claim their rights. Perpetrators use physical force to hinder women and VGs from using their own land. Case stories documented perpetrators inflicting physical violence: kicking, beating, strangling and even using a knife

Sabira and her sisters, were threatened and one of them was heavily beaten by their own father only because they claimed a fair share of their deceased mother's land with his second wife's family who gave birth to a male.

Psychological Violence

Illegal land occupation of women and VGs in the study areas involved extreme coercion such as the threat of murder. A rentee attempted to murder Fatuam and her family continued living under threat. He beat her husband and her 15-year old son who has developed health problems. Perpetrators often use psychological violence, boasting about their power and connections to influential individuals within the government. They sow fear on the victims that should they fight for their rights they are unprotected. The physical and financial costs can prohibit women and VGs from pursuing their case. Deliberate

Case Study 3

Case: Woman's parcel of land was cancelled during community public opinion

Emanesh is 40 years old and a female head of household living in Amhara. She has a FLLC book of holding and claims that she holds four parcels of land. Ten years ago, her brother asked her to transfer a parcel to him. She refused, but her brother built a house and planted trees on part of the parcel of land where Emanesh's household lives. Emanesh asked her brother to return the land to her, which at first, he promised to do. However, this never happened, and finally he declared that he would not give it to her.

Emanesh complained to the elders, but they said that they could not do anything because her brother refused to back down. When she filed a complaint to the kebele administration, her brother initially agreed to return the land to her but instead he planted more trees. During a SLLC public display event, she discovered that of her four parcels of land, only two were registered in her name. The missing parcel was the one which her brother had encroached upon, and which he had claimed was his during a community hearing in her absence. Yet, Emanesh still holds responsibility for paying taxes on the land that her brother is using forcefully. Furthermore, she has claimed that her brother had beaten and threatened to kill her before and during the SLLC process, and that despite reporting this to the kebele administration no action had been taken.

Case Study 4 Staying silent in the face of violence

Bereha is a 50-year old female head of household who lives in Tigray. During the 1998 land redistribution, she received 1.5 hectares and has the FLLC.

In 2012, she orally agreed to exchange her land with her sister's son who lived on the adjacent plot. However, he refused to give his land as exchange. She has spent five years claiming her land back by filing a complaint at the Women's Affairs Office and the court. But the perpetrator continues to use her land. He insults her and has severely beaten her with a stick. He also beat her children. *"I have no one to protect me. He often insults and uses a stick to beat me. He hates me. I am afraid that he might kill me. I keep silent even if he continues to use my land."*

pressure exerted on women and VGs is done for the purpose of weakening their resolve and eventually forcing them to give up their claims.

Response and Non-response by Women and VGs

Some women and VGs who experienced violence and violation of land rights fought back and sought the assistance of the local courts, land administration offices and the grievance hearing offices. Others followed up their claims during the public display.

There were, however, women and VGs, who chose not to defend their rights. Because of their dependence, married women, elderly people, people with disabilities, and orphans can find it difficult to report cases of land related violation and violence for fear of losing the support and protection they get from their spouses, guardians or caretakers. Even those who bring their cases to the police and court may be affected by their inability to appeal their cases to the next level because of their physical and economic conditions and lack of support. With limited legal awareness and inability to pursue their cases up to the Federal level, some landholders are likely to abandon their cases. Because of the specific nature of their vulnerability, FHHs may be forced to bear violence.

Observed Gaps in the SLLC Process

As reported above, disputes and violent situations already existed even before SLLC started. Some became more evident when land claimants heard about the coming of land certification and when the SLLC process was launched. The team observed some gaps in the implementation of SLLC which may have contributed to the problem.

Access to and Clarity of Information

The study found that access to and clarity of information on SLLC has been a challenge for women and VGs across the study regions. Although SLLC public awareness was conducted at the kebele level, the information did not necessarily reach all landholders, such as persons with disabilities, orphans, prisoners, women and other VGs.

The study showed failure of women and VGs to participate in the A&D could be attributed to the lack of access to clear information during the public awareness stage. LIFT field staff in Tigray and Amhara reported that approximately 80% of the FHHs which did not appear during the AD disputed the data gathered by the team because their parcels were registered in the name of the rentees.

Women and VGs' absence during AD and lack of knowledge of land boundaries could be a source of dispute in the future as owners of adjacent parcels or rentees may later take advantage of this deficiency. In the event of a divorce, women could be at a disadvantage because they do not know how much land they are entitled to. The study showed that some divorced women, who failed to participate during the AD, lost their share because their former husbands registered all the parcels in their name. The judge in Were Leki, Tigray revealed that he is hearing six cases filed by divorced women who are claiming their share from their husbands. At the public display in Adigidad kebele, Tahetay Koraro woreda and Endachiwa kebele, Were Leki woreda, the study team found that the names of some women in male-headed households were excluded in the data. The women failed to go to the demarcation site; their husbands disregarded their wives and registered the land only in their own names. Women in male-headed households present at the public display argued to include their name.

Low Capacity of SLLC Field Staff

Prior to their deployment, the field staff receive training on SLLC. This also includes sensitisation to gender issues and social inclusion in all stages of SLLC. Despite this intervention, sensitivity to gender and social inclusion issues is difficult to put into practice because of several factors. These include: limited one-time training is insufficient to correct internalised bias against women and deficiency in understanding how these issues contribute to inequality; demand to meet daily registration targets; and women's and VGs' own participation challenges. The staff in Oromia reported the insufficiency of the training on social aspects in preparing them to tackle the field level issues.

Some field staff view women's participation a burden - increasing the time spent at the parcel if women are used as source of information. At the public display site in Gisa kebele, Dangla Woreda with the exception of FHH, mostly husbands in WMHH were present. The SLLC manual explicitly mentions that both husband and wife must participate in the public display; the field team, however, has failed to enforce this. During one FGD with a public display team, some members displayed cultural bias towards land being a men's issue.

Previous Holders Claim Land that had been Legally Reallocated

There is a high demand for productive land in the rural areas. The Kebele Administration reallocates uncultivated land to landless households. The onset of SLLC has opened the opportunity for former landholders to reclaim their land which had been transferred to another. Women and VGs, who were allocated land by the Kebele Administration, received threats from former landholders who believe that they are the rightful landholders because their siblings received the land during the 1997 distribution as in the case of Amhara.

SLLC public awareness should deal with this issue in conjunction with the WLAO and other relevant stakeholders. Once land is allocated legally, such as by the Kebele Administration, former holders have no right to reclaim the land allocated. If they want to contest the allocation, they have to follow the legal procedure and should not maltreat the recipients whether they are vulnerable or not. The awareness campaign can include articles from the criminal code that threatening another person is a crime punishable by law.

'Un-Updating' of Rights

Land transactions, which were mostly undocumented, occurred after the FLLC. Landholders who had FLLC certificates transferred land to another person who then used the land for agricultural purposes and/ or to establish a residence. When SLLC started, some "former" FLLC holders began claiming their land back. Since SLLC recognises the FLLC holder, those who received land through informal land transfers lost their property. This situation has caused conflict among landholders, with some resulting in violence. The Kebele Administrator of Yekegat, Debre Elias woreda reported that about one-third of the community members were involved in illegal land transfers after the FLLC. When SLLC started, disputes among former and current land holders emerged.

SLLC public awareness activities should give emphasis on evidence such as the FLLC that landholders should present to the field team. If there are counterclaims, these should be made following appropriate procedures prescribed in the SLLC manual and through the WLAO. SLLC should also provide reasonable time for clarification of rights to minimise disputes.

No Dedicated Fulltime Staff for GESI at Field Level

The field staff mainly comprise positions that perform the daily routine tasks of land registration. When this study was undertaken, LIFT did not have a dedicated full-time staff to follow up and address the needs of women and VGs as well as issues emerging from the SLLC process. Information was not always reaching women and VGs. As a result, their participation and representation in SLLC was limited.

Shortly after the study was conducted, LIFT piloted the deployment of Social Development Officers (SDOs). Positive results are emerging from this initiative with a visible improvement in participation from women and VGs, restoration of land illegally taken from them, and implementation of processes to avert violence. These are explained in Section 0.

Lack of Accountability

From the field interviews, the study team found lack of accountability among actors involved in the land registration and administration system, including KLAC members, elders, staff and those in the WLAOs, as one of the factors contributing to the violation of land rights of women and VGs. The Grievance Office at Bako Tibe reported cases in which registry books were tampered. KLAC and kebele administration officials reported that at the public display site in Belebela Sergo kebele, Jimma Genete woreda they witnessed a book of holding given in 1992, 2004 and 2007 for the same parcel. Lack of accountability could reinforce acts of violence against women and VGs.

The court addresses disputes, violence and violation of land rights such as inheritance because these are clarified through court procedures. In some cases, however, biased decisions by the court could disadvantage women and VGs.

Empirical Evidence of SLLC Diminishing or Averting Conflicts/ Violence

The SLLC process includes a set of procedures that encourages participation, dialogue and contributes to diminishing the escalation of violence. Public awareness meetings provide a platform for community members or claimants to express issues such as loss of land. Effective facilitation by LIFT SDO and local leaders, in these meetings have led to positive outcomes, in particular land returned to the rightful holder, reconciliation, and deepened awareness of respecting the rights of women and VGs.

Community participation, for example, discouraged perpetrators from inflicting physical or verbal abuse on women and VGs. In Tigray, an elderly widow revealed that the presence of many people during the AD prevented perpetrators from potentially inflicting violence on them and the VGs. Violence is also reported to decrease during public display and after the distribution of certificates. In Dangla Woreda, Amhara region, where the SLLC process is completed, disputes were perceived to decrease. For example, in Quandisha Kebele where the project has finalised its activities, no new disputes were reported. Through the SLLC process, disputes could be resolved and protect women and VGs from further violation. The land certificate is perceived to speed up justice for the VGs because it is a credible evidence. A judge from the Dangla Woreda Justice Office said, *before the start of SLLC, perpetrators used false evidence. Most VGs were negatively affected. Even the court proceedings became lengthy. Evidence have to be gathered. Land was not properly demarcated. Cases of encroachment were common. After SLLC, evidence is easier to access. Whenever and whoever comes to the Justice Office are required to bring their SLLC certificate. As a result of SLLC, farmers are well-informed of their farms' boundaries. They are alert when someone encroaches onto their farm.*

However even with a land certificate in their possession, violation of land rights and violence could still continue. The advantage that landholders have is that they hold undisputed evidence (SLLC certificate) should a legal path be taken. According to the Yekegat Kebele Land Expert and Grievance Officer, *Border encroachment still exists but is minimised after SLLC. After SLLC when a woman and VGs complain that their farm is encroached, they will come up with their SLLC certificate. The Land Administration staff will go to their parcel to confirm the border. The problem is easily solved. Similarly, taking over woman's and VGs land is not a problem anymore after SLLC.*

There is a certain level of confidence and sense of relief on the part of women and VGs that the formal registration of their land will provide protection from violators. As an example, Dejyitnu and her husband, who is ill and bed-ridden, have SLLC certificates of the six parcels of land that they hold. One of their parcels was encroached by the owner of an adjacent plot. Although she feels powerless to confront him, she feels confident that SLLC certificate is enough evidence to protect her right.

Effective facilitation by LIFT staff has paved the way to activate the woreda Good Governance Task Force (GGTF), support the implementation of SLLC, and, in particular, address land rights violations and land-related violence. Consistently engaging the GGTF in SLLC and especially in mobilising its members to address the challenges that

Case Study 5

Case: SDO facilitation role for women and VGs' justice

W/ro Lakech (60), who resides in Amhara, was forced to have her land sharecropped when her spouse faced health problems and was unable to work on the land by himself.

However, three years after the death of her spouse, one of the rentees claimed his right to the land as an heir while the other denied Wro Lakech's right to landownership for no apparent reason. The claimant heir refused to share the produce from the land under the pretext that he incurred unsettled costs for covering the burial ceremony of Wro Lakech's late husband.

After being intimidated, W/ro Lakech was evicted from her six plots of land and fled her residence along with her 13-year-old niece who was under her care and took shelter at the kebele centre. Subsequently, one of the rentees conspired with members of the KLAC to remove the FLLC book of holding (*The Green Book*), which was collected as part of the certification process.

The truth of what had happened was revealed by an elderly man when experts from the Federal Rural Land Administration and Use Directorate (RLAUD) and the LIFT programme were on duty at the kebele for monitoring tasks. With the facilitative support of the SDO and having the legal evidence in hand, a taskforce comprising representatives from the Women's Affairs and Justice Office held a complaints-hearing and woreda administration offices filed a charge against the offenders and brought the culprits to the Court of Justice.

The court ruled that the land be returned to the legitimate owner (W/ro Lakech), monetary reparation to be made and an equivalent estimate cost of the produce of the land to be shared. She was allowed to return to her place of residence and was also granted legal protection to ensure that she was not assaulted by the convicts in retaliation.

women and VGs face, provides a strong likelihood for the institutionalisation of SLLC processes and embedding a culture of coordination and collaboration among offices.

To summarise, the following table shows the benefits of SLLC in averting violence on women and VGs as evidenced by the findings of the study. It also provides recommendations on how to capitalise on the benefits.

Table 4. Benefits of SLLC in averting violence against women and VGs and recommendations on benefits

No	SLLC Benefits in Averting Violence Against Women and VGs	Rate of the Strength	Recommendations to Build on Benefits
1	The landholding certificate issued after SLLC is credible evidence to safeguard the rights of women and VGs	High	Some women and VGs may continue to face violence and others may not be able to get their land back after securing SLLC certificate. Effective coordination of woreda and kebele stakeholders is vital. The police and the land administration staff should immediately respond to reports of further violation and the criminal aspect of land right violation enforced.
2	SLLC has encouraged women and VGs to be active in claiming their land rights.	High	Ensure accountability and responsiveness of KLAC, Kebele Administration and elders. Ensure that local dispute resolution mechanisms are not biased against women and VGs. If the case has to be presented to the court, provide legal aid and representation to women and VGs. Assign a body to follow up land categorised as “in dispute”. The Conflict Sensitivity Training should be strengthened and reinforced.
3	Women and VGs have become alert to land rights violation after SLLC.	High	Continue awareness raising targeted for women and VGs on their land rights. Alert them to mechanisms used by perpetrators and who they should contact in cases where they come across violation of land rights.
4	SLLC uncovered existing land-related violence and violation of rights on women and VGs.	Very High	Build awareness among actors in the land registration system on the challenges that women and VGs face in protecting their rights against perpetrators and enable them (actors) to provide full and timely assistance to women and VGs.
5	SLLC uncovered forms of land right violations, mechanisms and the type of perpetrators.	High	Use findings of this study as inputs for future land right protection plans and strategies.

SLLC Related Violence and the Law

Secure access to land is a right that has international, regional and national legal protection. From among the international declarations and action plans, the Habitat II conference in Istanbul (1996), World Bank Land Research Conferences from 2001 to 2007 and EU Second Forum on Sustainable Rural Development in Africa in 2007 are worth mentioning as they explicitly promote the land rights for vulnerable groups. In Ethiopia the law prohibits illegal rural land occupation as per article 40 (4) of the FDRE constitution. Proclamation No 89/1989 which is revised under Proclamation No. 456/1997 is enacted to govern Rural Land Administration and Use at the federal level which is also enforced in all regions. It also allows states to enact their own proclamation in accordance with their specific realities. Consequently, all the study regions (Oromia, Tigray, SNNP, and Amhara) proclaimed their own rural land administration and use laws based on the FDRE Constitution article 52(2)(d) and Proclamation No. 456/1997 article 17 (1) that empowers regions to administer land in accordance with Federal laws.

Despite the presence of federal and regional laws to guarantee equal land rights to women and men, land rights violations against women and VGs (including men) have persisted. The study team noted how land related violence and violation of rights are layered and need a different approach to

Article 686 of the Criminal Code: Disturbance of Possession.

(1) Whoever unlawfully, with intent to procure a profit or benefit, encroaches on or occupies land ..., the possession of another; or b) in any other manner, interferes with the quiet possession of another, is punishable, upon complaint, with fine or simple imprisonment.

(2) Where the disturbance has involved violence, threats or the collaboration of a large number of persons or has been committed by a person carrying a dangerous weapon, it shall be punished, upon indictment, with rigorous imprisonment not exceeding five years.

grab the attention of legislators and law enforcement bodies. The rule of law is fundamental in safeguarding women and VGs from land-related violence. The following sections will point out the issues in the application of the law followed by the existing gaps.

Impunity of Land Related Offence

Article 686- 688 of the criminal code clearly states the legal punishment of land related offence. However, interviews with prosecutors as well as accounts by women and VGs revealed the criminal aspect of border encroachment, illegal land occupation, use of false witness and forged evidence has not been enforced. With the exception of cases in which the offence is committed on communal land, the police often referred the rest of the cases as civil matters even though these involved criminal offence as articulated in the law.

Enforcing the law and criminalising such offences will deter perpetrators and protect landholders from illegal land occupation. Weak enforcement of the criminality of the offence only emboldens perpetrators. They are no longer afraid of being sued in court because civil case litigation does not involve criminal responsibility and punishment/imprisonment. The court only pronounces decision of the right holder based on evidence.

Illegal Rural Land Occupation and the Issue of Period of Limitation

The issue of period of limitation is critical for women and VGs whose land is taken, in whole or part, by perpetrators but did not bring charges/complaints to the court. One of the reasons women and VGs fail to act is lack of knowledge about the law. The FDRE Rural Land Use and Administration Proclamation no. 456/2005 is silent about the time period by which a claimant should bring a case before a court of law on the basis of illegal land occupation. Similarly, the rural land use and administration proclamations enacted by all the regions covered in the study also do not state the period of limitation in cases of land encroachment and illegal land grabbing.

The study noted varying court interpretations regarding the period of limitation in the study regions. For example, one judge in Oromia indicated that as long as the renter and rentee share the benefits from the land the period of limitation is irrelevant. In Tigray, despite a woman claiming her rights all along, she lost her claim due to the period of limitation. The time allocated as period of limitation is also a very important issue which is not enforced uniformly by courts. Some judges stated nine, ten and up to 12 years that owners that file a complaint to reclaim their land. Others argued there is no period of limitation for rural land holding.

The existing gap in the law and irregularity in practice has been addressed by the decision of the Federal Supreme Court of Cassation which holds a binding authority over all the courts with in the federal and regional jurisdictions. Accordingly, the court has declared 10 years as period of limitation based on articles 1677 (3) and 1885 of Civil Code in the cassation case number 69302 (volume 13) for cases initiated involving illegal land occupation. The cassation court explicitly emphasised that setting the period of limitation is essential because the right holder should be diligent enough to reclaim back his/her land.

The issue of period of limitation, especially in cases of illegal land occupation, is critical because perpetrators take advantage of it. A police officer in Kersa Malima, Oromia, pointed out that perpetrators of land right violations get a positive outcome from the court ruling due to the complication in the interpretation of the 'period of limitation' given most contracts are not formalised and go beyond the three-year period which was frequently cited by the court judges in the woreda. FHH, elderly, persons with disabilities and prisoners who rented out their land based on crop sharing arrangements are at risk of losing their land in cases in which the courts fail to consider the period parties were sharing the benefit. In regard to orphan children, the period of limitation should count from the time they come to the age of maturity or 18 years old. However, this is not considered in practice. Because of the difficulty in obtaining evidence, the Amhara region's new draft proclamation proposes no period of limitation in cases involving illegal land occupation.

Case Study 6

Case: Weak enforcement of the law contributes to violation of land rights and land-related violence.

For Abone, a 28-year-old resident of Amhara, it has been five years since her neighbour, has been encroaching onto her land. She has reported this to the police, but he continues using the land and has even planted trees.

When she heard about SLLC, she asked her neighbour to return her land. Instead of complying, he insulted her and tried to beat her.

Abone reported the issue to the KLAC and police. Although her neighbour was ordered to leave her land, he has continued to farm it. Perpetrators use the loophole of weak governance and impunity of the criminal law.

Land Used as Collateral

As per article 40(3) of the FDRE constitution, land shall not be subject to sale or any other means of exchange. In all the study regions, rural land use and administration proclamations state the investors are allowed to mortgage rural land use rights while it is silent with regard to landholders.²⁴ However, the study found landholders using their land as collateral to obtain loans from private individuals. The lack of options for accessing loans in times of dire need, such as to cover emergency expenses, forces poor households to borrow cash by using their land as a collateral although the law explicitly prohibits this.²⁵ In some cases, money lenders entice landholders to borrow money with the intention of taking over land. The borrower's inability to repay the loan over an extended period gives lenders continued access the land and most commonly to claim ownership. Unfortunately, the crops harvested during the loan period are never counted/calculated as part of loan payment.

The SLLC-linked individual loan aims to provide landholders with financial access, provided regions integrate this into the revised land proclamation, such as in Amhara.

Judges Unfamiliarity with Existing Land Proclamations: An Accountability Issue

The study noted that most judges are unfamiliar with existing land proclamations. Women and VGs who are often self-represented face the challenge of getting fair treatment of their case. Moreover, judges use different laws to make decisions. It is known that the issue of land cuts across family, inheritance and criminal laws in addition to land proclamations. Cases were observed in which the judges' decisions were based on different laws for the same issue and same parties involved in one case. This raises the accountability (the responsibility and obligation) of the justice system.

Execution of Court Decision: "Justice Delayed is Justice Denied"

When people report land rights violations ("Huket Yiwogedeln"), the justice office demands first for rights to be clarified and sends them back to the court. When courts have such appeals, they are copied to the KLAC because land dispute resolution should start from the kebele. The KLAC then sends its decision to the woreda court. This process can be lengthy, and, in the meantime, violence could be aggravated affecting women and other VGs hugely. Even when court decisions have been made in favour of women and VGs, they suffer from delayed execution by the kebele administration, because their disputants intervene and influence local officials. This finding is consistent with previous research in the area which revealed that women (mainly FHHs) faced more delays in having land disputes resolved.²⁶

Role of Elders in Arbitration

Conflict and dispute resolution through arbitration by elders is legally recognised by all the four study regions' land use and administration proclamations. In accordance with the Oromia and SNNP regions' proclamations, it is the KLAC that receives the application and facilitates election of elders by the parties. It is through a process of negotiation and arbitration by the local elders, set by the choice of the two parties, that the KLAC resolves a dispute. A party that is dissatisfied by the KLAC's decision has the right of appeal to the woreda court and then the higher court and finally to the Supreme Court. The only difference between Oromia and SNNPR is that the SNNPR proclamation allows parties to submit their case to the regional Supreme Court of Cassation in the case of fundamental errors of the law while the decision of the Supreme Court is final in Oromia region.²⁷

The Amhara Regional State proclamation is a bit different. Submitting a case to the regular court is allowed even if arbitration is legally recognised as the priority for resolving land holding disputes as per article 29. In other words, arbitration and pleading to a regular court are two possible options and the parties are free to decide.

Discussion and agreement is suggested as the primary solution in the resolution of land disputes as per article 28 (1) of the Tigray regional proclamation. In cases where one of the parties or both do not agree with the arbitration, then their case will be seen and decided by KLAC. In reality, however, this role is played by the kebele land court.

²⁴ Proclamation 133/2006 under article 19(5) ; Proclamation 130/2007 under article 15 (15) ; Proclamation 110/2007 under article 8(4) and Proclamation 136/2000 under article 5(3)

²⁵ Federal Supreme Court Cassation decision, Volume 14, file no 79394

²⁶ LIFT (2016) Rapid Assessment of Land Conflict Drivers, Land Disputes, and Grievance Redress Mechanisms in Three Regions of Ethiopia

²⁷ Article 12 (2)(3)(4) of proclamation No 110/2007 and Article 16 (1) (f) (g) (h) of Proclamation No 130/2007

The parties' right of appeal to the woreda court is also recognised and its decision is treated as final if it is found to be similar with the KLAC's decision. If a dispute is unresolved, parties can appeal to the zonal high court.

The SLLC manual considers the elders as one of the stakeholders and main actors for effective implementation of land certification. Village elders are entrusted to promote the rights of women and VGs, support a fair dispute-resolution process and even representation of VGs during adjudication and demarcation. The study, however, noted that they are influenced by local customs as well as by persons of influence; hence, they could be biased against the poor and VGs. As they are very near to the community and a key actor in dispute resolution, elders should be exposed to awareness raising/ sensitisation training activities to gradually change culturally rooted bias against the land rights of women.

Jurisdiction of the Kebele Land Court in Tigray

Across the study regions, it is only in Tigray Region where Kebele Land Courts (KLC) are established under the judiciary for dispute resolution.²⁸ The KLC use farmers, who are able to read and write, to serve in the land court.²⁹ They work for free and receive 15 birr from each litigant per case. In the first instance jurisdiction is given to the KLC and/or KLAC more than regular courts. Practically, the study team observed that it is the KLC who hears land related disputes. During interviews the KLC judges complained that although they receive legal training about twice a year, they find this insufficient. The research team observed that they hear and decide land dispute cases. However, their jurisdiction in hearing land disputes is highly criticised by the judges at the woreda level. The woreda court believes that land disputes should not be decided by the KLC. The KLC's responsibility should be arbitration not decision-making. However, they decide by citing the law even if they do not have the knowledge. A judge said, *we are sometimes hindered to give decision though we know the existing laws, but the KLC pronounce decisions easily as they think they are right.*

The judges in Tigray further said that KLC judges are under the influence of the Kebele Administration and also decide based on strong social relationships. They underlined that most of the decisions of the KLC against women are biased against them and reflect the tradition and perception that women are secondary farmers. A case in point is that of Wro Wahed's which was first presented to the KLC. The KLC decided that her husband should pay her only birr 4,100 for the house she built together with her husband. When her husband petitioned to divorce her in the woreda court, he attached the decision of the KLC for implementation. The woreda court judge who dealt with the divorce case found the KLC's decision unfair. But, he said, Wro Wahed accepted the decision of KLC and did not complain to the woreda court.

²⁸ Tigray Region Code of Conduct No. 240/2006

²⁹ LIFT (2016) Rapid Assessment of Land Conflict Drivers, Land Disputes, and Grievance Redress Mechanisms in Three Regions of Ethiopia.

Existing Gaps in the Law

Inheritance Amhara: the study noted gaps in the law itself that encourage violence among and within families. The issue of inheritance is a major gap in Amhara region's rural land use regulation no. 51/2007 which is worth mentioning. The existing law regarding the transfer of land holding rights when the rural land holder dies prior to making a will (including cases where the will is found to be invalid) can encourage violence among families.³⁰ The judges in Dangla Woreda revealed incidences of killing minors. They will inherit all land without giving a share to older siblings in the family.

This provision is unfair because the law should provide equal share to all siblings by considering the size of land holding of those who have land in their name. The current law gives priority to the person living with the landholder and dependent on her/his livelihood rather than their own children. Hence, perpetrators use false witness to prove that they live with a deceased family member and receive court evidence to disinherit the children of the deceased. The children of the deceased could file a complaint to the court or use violence towards perpetrators. All of the interviewed judges in the two woreda courts of Amhara region underlined the need for revision of the above-mentioned article.

Amhara Article 11 (7): Transfer of Land Holding Rights in Bequeath

Where any rural land holder dies prior to making a will or the will so declared is found to be invalid by law, the land holding belonging to him shall be transferred to his close relatives, having regard to the order of as indicated here in below

- A. His minor children, or in the absence of same, his family members
- B. His sons and daughters of full age or other family members having virtually no land and yet engaging or preferring to engage in agricultural work as the means of their livelihood
- C. Those sons and daughters of full age, although, they already have their own land holdings, where such persons so engage in agricultural work
- D. Parents who engage or wish to engage in agricultural work, where there are no minor children, grownups, family members or caretaker individuals living together

Photos as requirement for SLLC: the current SNNPR law does not require photos of land holders to be attached to the certificate. This will result to easy manipulation of data; particularly as polygamous practices are a common feature in the region. The upcoming revision of the law should consider requiring photos to be attached to the certificate.

Registration name of women: in some communities of SNNPR, women change their maiden name upon marriage and are identified by their husband's name. Field Teams then register women by their new name instead of their maiden name. This, however, is incompatible with the law that requires women to be identified by their father or guardian, not by a husband. Revision of the law needs to integrate this issue or refer to the relevant article in the civil law.

Legal Aid and Representation for Women and VGs

The first instance courts, which hear and decide cases of land disputes, are located at the woreda level. Distance and cost to travel to the woreda can be a constraint to women and VGs. They require legal aid at kebele level because they cannot afford to go to the woreda.

The study noted most women neither have the knowledge of the law nor ask advice from those who have legal knowledge. Women's responsibilities at home, distance to the woreda and transportation costs and time are among the reasons why only a few land-related cases were filed by them. In Tigray, since 2017, 618 land-related cases have been opened, of which only 168 cases were filed by women and those women who manage to engage in court litigation feel scared or are unable to respond to questions well. This implies legal aid for women and VGs is of utmost importance to ensure their right of access to justice.

Amhara region's justice office has prosecutors for civil and criminal cases. The Dangla woreda justice office reported that the prosecutors defended 15 VG cases in 2009 and reinstated a total of 7.8 hectares unlawfully taken

³⁰ Amhara National Regional State Rural Land Administration and Use System Implementation, Council of Regional Government Regulation Article 11(7)

from women and VGs. In SNNPR, courts assign officers to represent poor women and VGs. These good experiences in Amhara and SNNPR shall be studied for scaling up to other regions.

Moreover, Oromia and SNNPR Women and Children Affairs offices have lawyers in their organisational structure. However, their role is limited to counselling and guidance. Urgent action needs to be taken to establish mechanisms that would enable them to represent women and VGs in court.

Inspiring Social Transformation

Women and VGs Response to Violence and Violation of Land Rights

Women and VGs are not weak or passive victims of land rights violations or violence. In several cases the study found them actively involved in asserting their rights. Women and VGs are increasingly bringing their cases to the Grievance Hearing Office, police, Women and Children Affairs Office, and the court to seek justice and legal redress for violation of their land rights and violence. Such actions were rare in the past.

Following certification and even with evidence of their land use rights in their hands, women and VGs are still at risk from land rights violations and violence. However, the certification has given some women and VGs confidence to exert their rights and fight against abuse. A very weak elderly woman in Oromia, for example, was stubbornly pursuing her case with the police and the court to get rid of her abusive rentee. She was not passive but sought justice against his abusive and violent behaviour despite having no caretaker to help her out. This story resonated with the experience of an elderly woman in Tigray. The point here is that while landholding certificates provide tenure security, women and VGs can be further exposed to violence. While some may have the courage and physical as well as psychological strength to fight against land rights violations and violence, others may not. Hence, it is vital to ensure that government structures and civil society organisations are capacitated to address cases of land rights violations and violence especially after SLLC.

In another dimension, legal possession of a landholding certificate contributes to improving the bargaining position of women and VGs in negotiating better deals on land related contracts. An elderly woman, who has lived for most of her life on the low income from share cropping, is opting out of an unfair contractual relationship now that she has her certificate.

The issuance of joint land certificates was also found to improve women's recognition of their land rights and involvement in land related decision making in the household.³¹ During a focus group discussion with a group of men in Oromia, a man testified that his wife asked him why her photograph was missing in the certificate. This created a serious tension in the family. Together, they reported the case to the woreda land administration office. They were told that this was caused by some technical problems and it would be corrected soon. The husband revealed that six months has passed, and they still have not heard from the office. He and his wife often argue because she is suspicious of his intentions. Putting the technical issues aside, this incidence demonstrates women's awareness and the empowering outcome of SLLC. Especially for women/ wives, who are illiterate, their picture on the land certificate enables them to easily identify and verify their status as joint holders. This also hinders any potential effort by the husband or others to manipulate the pictures. Currently it is only the Oromia region that provides certificates with pictures. This should also be considered in SNNPR and Tigray regions (which have no photo in the certificate) since it has a far-reaching benefit for empowering women and VGs.

Females inheriting land was uncommon in the past. During the assessment the field team witnessed several cases in which young girls challenged cultural barriers and went to court to certify their inheritance rights. These included cases of peaceful division of property among siblings or in response to conflict and violence during the process of land registration. The court evidence provided them with legal proof during the registration.

More and more women in polygamous marriages are also getting their land titles despite the varying modalities of registration which impact the size of the land they may take. At least six modalities of registration have been

³¹ Holden, S., and Bezu, S., Joint Land Certification, Gendered Preferences and Land-related Decisions: Are Wives Getting More Involved?

identified under SLLC.³² The SLLC process has facilitated dialogue that could lead to policy and practice changes benefiting women in polygamous unions.

Enabling Institutional Environment

Some government institutions have been supportive in enabling women and VGs to bring their land related claims and cases of violation of rights to relevant offices. The members of the Grievance Office, police, the justice office and the court demonstrated impressive levels of awareness on land related violence and commitment to address women's and VGs' land rights.

The following two cases illustrate how the intervention of the different government institutions created an enabling environment for women and VGs in securing their land rights.

In Hafetom kebele, Tahetay Koraro Woreda, Tigray, an FHH presented her complaints to the Woreda Grievance Office that she did not receive a photo code for the land that her deceased husband shared with a group. She also showed her FLLC book for that parcel. The Grievance Office together with Women and Children Affairs Office verified that her holding was used by the leader of their group and had rented it out. During SLLC, the rentee registered the land in his own name. The woreda offices issued her an official letter as evidence to claim the land of her deceased husband.

In the case of Johannes, a 15-year old orphan under the guardianship of his paternal grandmother, Selamwit, he successfully claimed the land inherited from his father – a result of good collaboration between the Woreda Land Administration Office, and the Grievance Office. Johannes had a dispute with his aunt, Makda, over the land which he has inherited from his father. Makda claimed that Johannes' father had transferred the land to her. During the AD, Makda, presented evidence supporting her claim which was found to be falsified. Johannes brought his father's FLLC booklet and presented it to the field team. The field team recorded the land under the name of his deceased father. Makda complained to the KLAC, who decided in her favour. Represented by his grandmother, Johannes filed a complaint to the Kebele Administration, who decided in his favour. His aunt brought the case to the Woreda Land Administration and the Woreda Grievance Office which upheld the decision in favour of Johannes.

Members of the justice system are becoming increasingly aware of the land rights violations and land-related violence in their area of jurisdiction. Some woreda courts (and their members) have taken proactive measures to address land disputes as well as lack of awareness on the legal aspects. A judge in Kedida Gamela woreda court in SNNPR works with the Woreda land administration to clarify women's and VGs' land rights. She goes to the disputed site in person using public transportation (motor bike), usually paying from her own pocket because the court does not have financial resources to provide logistical support to its staff undertaking fieldwork. She also simplified the court procedure by meeting the court panel through personal and friendly communication. Before becoming a lawyer, she worked as gender expert of the Kembate Menti Gezima Tope (KMG), a local non-government organisation working on women's empowerment. Her NGO exposure may have contributed to her commitment to serve marginalised groups. She sees training for kebele administration and land administration committees as critical in protecting the land rights of women and VGs. Unfortunately, they do not have the budget to support this activity. The court examines 1,400 files annually; most of which land are related.

In Wolayta, SNNPR, the Kindo Koysha Woreda Justice office conducted a survey on the types and extent of crime in the locality. The finding showed that 70% of the crimes are associated with land and poor levels of awareness among landholders. It has taken the initiative to address this and reduce the number of cases elevated to the woreda court. A legal awareness manual was developed, and training provided at the kebele level. Kebeles were organised into clusters of five to six kebeles in one cluster and a one-day training was given to the representatives of Kebele administration and KLAC. A Social Worker is assigned at the kebele to closely work with the community police. The community police are on duty for 24 hours and the social worker serves only during regular office hours. Similar structures can be adapted in other regions.

A mobile court hearing is held in cluster kebeles on a weekly or fortnightly basis depending on the load of the cases in all the regions. Bringing the service at the grassroots level, gives women and VGs better access to justice.

³² LIFT. Strategy for Registration of Polygamous Wives. Draft Report. (2017)

The mobile court hearing is held in any of these premises: Community Police office or House of the Speaker as the Justice Office does not have an office of its own, at the kebele level.

In SNNPR, courts at the different levels assign court officers who serve in a capacity equivalent to a defence lawyer particularly for poor women and VGs. Again, this could be a practice that can be scaled up to other regions.

Local institutions are changing with some becoming responsive in ensuring that women and VGs' land rights are protected. In some ways SLLC has facilitated these changes. SLLC processes emphasise not only on local participation but also specifically targets interventions to assist women and VGs. In doing so, LIFT has acted to forge partnerships with woreda and kebele level institutions. There are emerging good practices at the woreda level that can be adapted and scaled up to other woredas/ regions. These could be complemented with specific strategies to deeply enable local institutions to address land rights violations and prevent land related violence.

In the following section, we propose strategies to prevent/ mitigate land related violence on women and VGs.

Strategies to Prevent/Mitigate Land Related Violence Against Women and VGs

The SLLC process does not directly cause violence or violations, but what it does is bring existing violations or violence to the surface. It may have a link to violence and violations if by asserting their rights women and VGs are challenging the status quo, causing perpetrators to use violence. It is essential therefore that processes and systems are in place to prevent and mitigate violence against women and VGs, which are described below as strategic priorities.

Strategic Priority Pillar 1: Allocate sufficient time for rights clarification before the start of the SLLC process

The SLLC process starts with a one-month public awareness activity prior to the adjudication and demarcation. The study revealed that one month is sufficient for information dissemination only. Most women and VGs enter into the SLLC process with unresolved cases, which require clarifying their rights. Unresolved land issues can escalate into violence during the SLLC process. Rights clarification requires time. A period for rights clarification should be put in place before the start of the SLLC process, in addition to the one-month public awareness activity, which is meant to disseminate SLLC information and not for rights clarification, though some disputes can be resolved within this time.

Strategic Priority Pillar 2: Ensure participation of women and VGs through a well-designed and targeted public awareness interventions

SLLC awareness-raising activities should be planned to reach different social groups, including women and VGs to ensure their active participation throughout the SLLC process. This study revealed that women and VG's access to and clarity of information on the SLLC process is a big challenge.

Perpetrators, however, were found to possess adequate information, the resources to engage false witness in the community, and can take advantage of the loopholes in the land administration system by manipulating government staff. Moreover, VGs are not a homogenous group and their needs and capacity to access information differs widely. Priority Pillar 2 focuses on (i) ensuring sufficient time allocated for public awareness and (ii) consciously recognising VGs' information needs. The latter entails identification of appropriate media channels/ platforms and developing tailor-made communication materials to reach different subgroups of VGs. Content of SLLC public awareness interventions should include land rights violation issues supported by concrete case stories. Besides a well-designed and targeted public awareness activity, it is equally important that field staff are equipped with skills to facilitate women and VGs' participation (Strategic Priority Pillar 5).

Strategic Priority Pillar 3: Strengthen social protection

Social and economic dependency hinder women in male-headed households, the elderly, persons with disabilities, and orphans from reporting cases of land related violation and violence to the authorities. Their lives can be endangered when they claim their land rights. Social protection measures need to be put in place to protect women and VGs from land-related violence. Social protection mechanisms can serve to prevent land-related violence, facilitate transformation within the community, and improve the delivery of public services to rural areas.

Early warning interventions could be made to prevent land rights violations as well as land-related violence from taking place. This includes mapping vulnerable groups before the start of the SLLC process which is being

undertaken by LIFT's social development officers and has shown positive outcomes in ensuring that information reaches these groups and that they are given ample assistance during the SLLC process.

The study revealed that women and VGs report and seek support from local elders on land related issues. The KLACs, Kebele Administration, and Kebele Land Courts (Tigray) comprise key local institutions for land dispute mediation and in some cases arbitration.

Building the capacity of village level institutions to mediate in a fair, transparent, reliable, and non-discriminatory process of resolving land disputes and preventing them from escalating into violent situations is vital. Through training on the land and civil laws with concrete examples of cases of land rights violation, violence, and abuse of power they would be sensitised on their role and responsibility in providing social protection for women and VGs.

The SLLC public awareness activities could be strengthened to facilitate transformation towards a socially inclusive rural land sector. Public awareness activities serve as a platform for dialogue among community members on the cultural biases that hinder women and girls from obtaining their land rights and supported by real cases of land rights violations. These events could also educate especially women and VGs on dispute resolution mechanisms and appeal rights (Espinosa and Abera 2016).

Strategic Priority Pillar 4: Put in place gender and social inclusion expert in the land administration system at the federal, regional and woreda levels

In accordance with the SLLC manual, issues involving gender equality and social inclusion should be given attention by all levels of the land administration system through internal meetings, training activities and workshops. Awareness raising should be coupled with improving existing working procedures to be sensitive and responsive to the needs of women and VGs.

Given that not all land holders are on an equal footing to defend their land use rights, staff that look closely into the challenges of these groups are required to help them understand their rights and obligations and provide support in times of need, for example when land rights are under threat. This necessitates the creation of a gender and social inclusion expert at different programme levels. This expert will be responsible for dealing with the social aspects of land, will coordinate with actors as well as support in developing strategies to activate grassroots structures (development groups, networks and community care coalition) to address land rights violations and land related violence.

Emerging positive outcomes of the deployment of social development officers (SDOs) to support LIFT's SLLC process shows the importance of having a dedicated gender equality and social inclusion expert at the woreda level. It is recommended that this expert will be employed under the woreda land administration office. Her /his tasks will include, but not be limited to, collecting data on women and VGs, and use it responsibly to mitigate land rights violations against women and VGs during and after SLLC. This will entail working together with other government offices such as the WCA, LSA, court, justice office etc. to ensure that the wheels of justice do turn. S/he would also be responsible for facilitating the representation of women in the KLACs, engagement of women elders in resolving rural land disputes as well as strengthening the role of women as service providers in local land dispute resolution (Espinosa and Abera 2016).

Strategic Priority Pillar 5: Strengthen the capacity of field staff on GESI

Land administration and governance systems that effectively detect and prevent violence against women and VGs are the cornerstone for the enforcement of all strategic pillars. The study noted the urgent need for accountability of LIFT field staff in the performance of their work which will include monitoring of community, women and VGs participation during SLLC and providing feedback on how community public meetings and local dispute resolution mechanisms affect the SLLC process specifically in ensuring that women and VGs land rights are protected.

Capacity building of field staff is imperative. Being at the frontline, they must listen to the voices of women and VGs and must ensure that their rights are respected. This requires allocation of sufficient time during the training of field staff for discussion on the land law, social issues in SLLC, land disputes, and land rights violations on women and VGs.

Strategic Priority Pillar 6: Strengthen functional coordination among stakeholders

The main stakeholders involved in SLLC include the Federal Land Administration and Use Directorate of the Ministry of Agriculture (RLAUD); Bureau of Rural Land Administration & Use at the regional, Zonal and Woreda level; Woreda and Kebele Administrations; Kebele Land Administration Committees; village elders; rural land-holders and projects mainly working on land administration.³³ Functional coordination among key stakeholders is essential for efficient implementation of the SLLC process. It can also contribute to providing social protection to women and VGs, addressing embedded cultural biases that hinder them from fully enjoying their land rights. It promotes accountability of public offices (Strategic Priority Pillar 8) in the delivery of services to rural areas especially those that affect the land rights of women and VGs. It involves vertical (from the federal down to the kebele level) and horizontal (within levels of governance) information sharing and synchronisation of actions.

To facilitate stakeholder coordination, each woreda has established a Steering Committee chaired by the Woreda Administration and represented by leaders from different sector offices. Within the Steering Committee, the Good Governance task force/forum/ core group, is particularly important in responding to land rights violations of women and VGs. However, it is less functional despite a well-established structure at the woreda level. The assignment of staff at the land administration office dedicated towards women and VGs land rights (Strategic Priority Pillar 4) would greatly contribute to making this arrangement functional.

A woreda stakeholder sensitisation workshop is conducted before commencing the SLLC process. This includes identifying actions to mobilise actors, facilitate information sharing, systematically obtain data on women and VGs, and evaluate progress in addressing land-related violence. Despite these interventions and due to various, coordination issues among stakeholders, let alone among staff from the same office, implementation is found to be weak.

While efforts could still be made to encourage the Steering Committee to take a proactive role, other opportunities could also be exploited to actively engage local stakeholders through LIFT's Social Development Officers.

The WCAOs in Oromia and SNNPR, for example, have employed legal officers who also deal with land related cases. These officers can be an asset to LIFT in its efforts to protect the land rights of women and VGs. Additionally, the LSA office in Kindo Koysha Woreda, SNNPR maintains a detailed record of different VGs and their location. This data could be made available to the woreda land administration office and assist the staff in tracking down and aiding the VGs prior to the start of and during the SLLC process.

Steering Committee meetings should include field reports of land rights violations and land-related violence to sensitise members to existing issues and enable them to work together in finding solutions and monitoring actions. This contributes to promoting accountability of public offices (Strategic Priority Pillar 8) in the delivery of services that affect the land rights of women and VGs.

Coordination should not only be among woreda level stakeholders. Attention should be given to those working closest to the community. These include the KLACs, Kebele Administration, Community Care Coalition, and traditional leaders or elders. These local actors in collaboration with woreda level stakeholders play a key role in providing social protection to women and VGs (Strategic Pillar 3) and importantly in addressing cultural norms and practices that are biased against recognising the land rights of women girls. This calls for increased capacity building targeted to local actors on the human rights-based approach which could be delivered by civil society organisations and other service providers.³⁴

Part of stakeholder coordination includes strengthening collaboration between LIFT and the land administration offices in field activities as well as in joint capacity building activities – lessons learning, experience sharing, and action planning.

Strategic Priority Pillar 7: Advocate for making justice accessible to women and VGs

The legal system holds the primary responsibility in safeguarding the land rights of women and VGs. The study revealed women and VGs are vulnerable to violation of land rights and violence due to lack of proper enforcement

³³ Ethiopia- Land Investment for Transformation (LIFT), SLLC Manual, version 2.2., 2016.

³⁴ One may look into various types of social protection measures that could be directed to women and VGs. For example, Devereux and Sabates-Wheeler (2004) has developed categories of interventions which can be protective, preventive, promotive and transformative.

of the law. Among those who manage to file their case, they fail to raise relevant legal arguments or provide sufficient evidence due to poor understanding of the law. It is also due to cultural factors that are biased towards men as farmers and thus favour land inheritance to male members of the household which affect the execution of the law and contributes to weak administrative governance. Cultural biases hinder women and girls from claiming their land rights through litigation.

Protecting the land rights of women and VGs necessitates that legal aid be accessible and understandable to women and VGs. Mostly with low levels of education, women and VGs experience information overload when exposed to complicated legal terminologies or when abstract laws are not simplified. Economic poverty and dependency on their caretakers constrain them from bringing their cases to the courts. Assigning public prosecutors at the kebele level to make justice accessible to women and VGs is a crucial step for the justice system to take. Positive outcomes exist on assigning kebele level prosecutors (Amhara) and legal experts within the Women and Children Affairs (SNNPR and Oromia). These good practices could be adapted in the other regions.

Awareness raising should also be given to government staff to actively report to the justice office whenever they encounter instances involving land rights violations or violence. Attention by the justice system is vital to bring perpetrators to justice who illegally occupy land or engage in other forms of land rights violations with impunity.

Strategic Priority Pillar 8: Ensure accountability within the land administration system

While accountability rests with all public officials, emphasis is given to those within the land administration system from regional down to the kebele level. Being able to effectively detect and prevent land rights violations and violence inflicted on women and VGs is the cornerstone for the enforcement of the strategic pillars. On the contrary, the study revealed signs of weak administration and governance across the study regions requiring urgent action. The study reported some cases of production of counterfeit FLLC books of holding and accommodation of false witness and illegal transactions which passed through the land administration offices especially at the woreda level. The occurrence of such malpractices calls for an effective strategy for reporting violations and protecting whistle blowers. Community level decision making processes (public hearing day) need to be improved that these are undertaken in a transparent and fair manner. Actions could be initiated to establish links with projects and civil society organisations that work in promoting good governance.

Strategic Priority Pillar 9: Improve collaboration among donor-funded land projects

There are several land-related projects being implemented in Ethiopia. Projects can learn from each other and contribute to institutional development in the land sector.

There are several pathways for collaboration which can have positive impacts on efforts to protect the land rights of women and VGs not only during but beyond systematic registration. First is data computerisation which will ensure reliability and protect data from being tampered with. Data computerisation through NRLAIS simplifies information management and updating of land transactions. Making computerised data available to local customers should, however, consider the fact that many rural inhabitants, especially women are illiterate. Support should be provided at the woreda level (even better at kebele level) to interpret information provided to the customers. In addition, including the photograph of the landholders should be made mandatory to facilitate verification especially among non-readers.

Second, projects can support joint capacity building which could include sharing experiences, lessons in reaching women and VGs and strengthening the Women's Land Rights Task Force which will be one of the key responsibilities of the gender and social inclusion expert of LAUD.

Third, LAUD could activate a newsletter published semi-annually in which all projects could contribute news articles and take turns for editorial responsibility. A special section will be allocated on gender and social inclusion. This calls for proactive mainstreaming of gender issues within the land administration with the federal level or LAUD taking leadership in coordinating actions including facilitating information exchange and experience sharing among land related projects.

Continuous public awareness is a vital intervention during and after SLLC. LIFT should not only deepen collaboration with government institutions but also create pathways for involving civil society organisations (CSOs) dedicated to protecting the rights of women and vulnerable groups. These include but are not limited to universities with law schools, human rights council, Ethiopian women lawyers' association, Ethiopian Christian lawyer's association, regional women associations (e.g. Amhara women's association). CSOs could prioritise support for

continuing targeted awareness raising on land rights and follow up transactions for women and vulnerable groups. This may ensure that benefits of SLLC or LIFT, in general, are sustained

Table 5: Strategic pillars recommended actions

ACTION		WHO	HOW
Strategic Priority Pillar 1: Allocate sufficient time for rights clarification before the start of the SLLC process			
1	Advocate to the SLLC team to include a time period to enable landholders/ claimants to clarify rights. This includes providing community information on the FLLC and its relevance in SLLC. Sorting out issues including who has a FLLC certificate, information dissemination on FLLC, land legally allocated after issuance of FLLC etc. This is in addition to the one-month public awareness activity.	<ul style="list-style-type: none"> WLAO – lead with support from SDO 	<ul style="list-style-type: none"> Prepare information sheets WLAO to work with Kebele Administration, KLAC and SDOs
2	Hold consultation meeting at the kebele level for community members to present questions they have regarding rights, FLLC, land legally allocated etc.	<ul style="list-style-type: none"> WLAO – lead with support from SDO, kebele administration and KLAC 	<ul style="list-style-type: none"> Identify a common meeting point in the kebele Conduct FGDs for women and VGs
Strategic Priority Pillar 2: Ensure participation of women and VGs through a well-designed and targeted public awareness interventions			
1	Advocate for more time for public awareness in SLLC.	<ul style="list-style-type: none"> LIFT GESI-PAC and SDO 	<ul style="list-style-type: none"> Prepare realistic schedule. Use participatory processes. Use actual cases.
2	Prepare targeted information campaign for women and VGs	<ul style="list-style-type: none"> LIFT GESI-PAC and SDO 	<ul style="list-style-type: none"> Identify information needs and appropriate media channels Update LIFT PAC strategy incorporating GESI perspective Prepare targeted messages for women, VGs, husbands, brothers, caretakers, guardians etc. Identify case stories of land rights violations, land-related violence to be included in the communication materials Prepare tailor-made communication materials
Strategic Priority Pillar 3: Strengthen social protection			
1	Establish early warning interventions to prevent land rights violations and land-related violence from take place	<ul style="list-style-type: none"> WLAO, SDO 	<ul style="list-style-type: none"> Continue VG mapping and ensure that information is made available to the field team and used to assist VGs
2	Conduct capacity building for village level institutions to enable them to mediate in a fair, transparent, reliable and non-discriminatory process	<ul style="list-style-type: none"> WLAO, SDO 	<ul style="list-style-type: none"> Identify elders, KLAC, kebele administration, KLC to participate in the training. Prepare case stories of concrete cases of land rights violation, violence, abuse of power, examples of cultural biases that disadvantage women and girls etc. In collaboration with WA, justice office, court, and grievance and hearing office, prepare training material to include in simplified form land and civil laws and case stories. Schedule capacity building before launching SLLC. Conduct post-training follow up
Strategic Priority Pillar 4: Put in place gender and social inclusion expert in the land administration system at the federal, regional, and woreda levels			

	ACTION	WHO	HOW
1	Advocate for creation of GESI position in RLAUD, land bureaus, and WLAOs	GESI-PAC in collaboration with the WCA and LSA at federal and regional levels	<ul style="list-style-type: none"> Organise consultation meetings with relevant stakeholders and prepare an action plan
2	Follow up action plan and develop information materials of early success stories	RLAUD, Bureaus, WLAO	<ul style="list-style-type: none"> Provide capacity building activities for GESI experts Document successful interventions made by GESI experts for dissemination to policy makers and lobby for scaling up
Strategic Priority Pillar 5: Strengthen the capacity of field staff on GESI			
1	Allocate sufficient time during training of field staff on basic legal and social aspects of women and VGs land right violation. Share experiences from other sites.	<ul style="list-style-type: none"> SDO 	<ul style="list-style-type: none"> Prepare standard training materials or update existing ones. Sensitise staff undertaking technical training on social issues. Allocate time and group work to discuss social issues and enable the staff to identify actions to address social issues. Use of case studies could be used as a learning tool.
2	Update the training material for the SDO and field staff, incorporating cases and lessons from three studies.	<ul style="list-style-type: none"> SDO+GESI-PAC 	<ul style="list-style-type: none"> Use outputs from various studies and refer to LIFT monitoring reports.
Strategic Priority Pillar 6: Strengthen functional coordination among stakeholders			
1	WCA and Labour and Social Affairs have to give priority to land related issues.	<ul style="list-style-type: none"> Woreda Administration, Woreda Land Administration, Woreda LIFT Coordinator, and SDO 	<ul style="list-style-type: none"> Use existing regular meeting
2	Scale up kebele level social worker (e.g., Kindo Kusha woreda) in the community police to other regions. Provide training on land rights violation. Link with KLAC.	<ul style="list-style-type: none"> Bureau WCA and BOLSA LIFT Prosecutors will provide training Woreda Land Expert, Kebele Land Expert 	<ul style="list-style-type: none"> Organise training activities at kebele level. Lobby Regional Justice Bureau and Police
3	Include in Steering Committee meetings cases of land rights violation, land-related violence	<ul style="list-style-type: none"> SDO, WCAO, LSA, WLAO 	<ul style="list-style-type: none"> Compile case stories prepared by SDOs as part of their regular monitoring activity
4	Continue capacity building for KLACs, Kebele Administration, Community Care Coalition, and traditional leaders/ elders	<ul style="list-style-type: none"> WLAO, WCAO, LSAO, +SDO 	<ul style="list-style-type: none"> Adapt training materials used in other similar training activities Update with new case studies or new information of previous case studies that had pending cases or decisions
5	Strengthen joint collaboration between LIFT and land administration offices	<ul style="list-style-type: none"> LIFT management, GESI-PAC 	<ul style="list-style-type: none"> Undertake joint capacity building activities with lessons learning, experience sharing and action planning

	ACTION	WHO	HOW
6	Support activation of GGTF	<ul style="list-style-type: none"> Woreda Administration, SDO 	<ul style="list-style-type: none"> Involve in capacity building and consultation meetings Regularly update on issues and results of GGTF intervention
Strategic Priority Pillar 7: Advocate for making justice accessible to women and VGs			
1	Increase awareness for government staff, who come across land rights violation or violence, to report the issue to the justice office. Includes following decision made by the Court.	<ul style="list-style-type: none"> Woreda Justice Office Woreda Grievance Office Kebele Administration (Kebele Administrator), Women's League 	<ul style="list-style-type: none"> Woreda Administration Meeting. Woreda Steering Committee meeting. Social and religious gatherings. Kebele meetings. 1:5, 1:20, 1:30.
2	Assign public prosecutors at the kebele level to make justice accessible to women and VGs.	<ul style="list-style-type: none"> Regional Justice Bureau 	<ul style="list-style-type: none"> Negotiate with Regional Justice Bureau. Woreda Justice Office makes request. LSA and WCA should be part of the lobbying process.
3	Advocate for the replication of civil prosecutors in Amhara to other regions	<ul style="list-style-type: none"> Federal Justice office Regional Justice Bureau LIFT 	<ul style="list-style-type: none"> Negotiate with Regional Justice Bureau. Woreda Justice Office makes request. Involve the LSA and WCA as part of the lobbying process.
4	Scale up legal expert in WCA in SNNPR and Oromia to other regions.	<ul style="list-style-type: none"> LIFT lead experience sharing 	<ul style="list-style-type: none"> Lobby at the regional and woreda levels: Justice, WCA. Facilitate experience sharing meetings.
5	Work with the police and Justice Office to enforce the criminal code related to land rights violation.	<ul style="list-style-type: none"> WCA Zonal Justice Office 	<ul style="list-style-type: none"> Conduct sensitisation during regular meetings. Use Steering Committee to raise issues.
6	Advocate for revision of the Amhara region rural land use regulation no. 51/2007 article 11(7).	<ul style="list-style-type: none"> Amhara region house of people's representatives 	<ul style="list-style-type: none"> Lobby by Woreda Justice Office and Woreda Grievance Office
Strategic Pillar 8: Ensure accountability within the land administration system			
1	Advocate for effective strategy for reporting violations and protecting whistle blowers	<ul style="list-style-type: none"> RLAUD, Bureaus, GESI 	<ul style="list-style-type: none"> Conduct consultation meeting at RLAUD and Bureaus and develop an action plan
2	GGTF to regularly receive updates from WLAO during meetings including follow up actions	<ul style="list-style-type: none"> GGTF 	<ul style="list-style-type: none">
3	Improve community level decision making processes (public hearing day)	<ul style="list-style-type: none"> SDO, Kebele Administration, WCAO 	<ul style="list-style-type: none"> Conduct consultation meeting with kebele leaders and elders Link capacity building with village or kebele capacity building focusing on GESI, land rights of women, etc. Include feedback on case stories gathered from study
Strategic Priority Pillar: Improve collaboration among donor-funded land projects			

	ACTION	WHO	HOW
1	Support computerisation of land registration data	LIFT	<ul style="list-style-type: none"> On-going. Information sharing, updating on progress
2	Customers access and understand computerised data	Bureaus, NRLAIS	<ul style="list-style-type: none"> Build capacity to woreda staff to interpret computerised data in simple terms to local customers Disseminate information about availability and accessibility of information to community
3	Make inclusion of photograph of landholders mandatory	LIFT	<ul style="list-style-type: none"> Conduct consultation meeting with Bureaus Feedback on findings from field, highlighting on benefits
4	Facilitate joint capacity building, information sharing, and collaboration with other donor-funded projects	RLAUD	<ul style="list-style-type: none"> Organise semi-annual meeting Use existing platforms to update ongoing activities and facilitate collaboration
5	Regularly disseminate information about on-going activities of projects	RLAUD	<ul style="list-style-type: none"> Plan for publication of semi-annual newsletter. This will include rotating editorial responsibilities among projects. Assign a section on GESI

Mechanisms for Enhancing Tracking and Reporting on Violence Towards Women and VGs in the SLLC Progress

SLLC is implemented with a specific time frame but with a long-term consequence on the ownership rights, social relationships and economic prospects in which different community members are to be affected in different ways for so many years to come. Hence, continuously tracking and responding to emerging issues should be part of the intervention to ensure that it has zero or minimum social costs to the household, community and in particular to women and VGs. This is not easy given the complex processes involved within SLLC and the large number of actors.

This study identified a number of gaps in the SLLC implementation process. These can be partially addressed through a proactive and responsive monitoring and tracking system. Areas of improvement include: the capacity and conduct of staff and other actors within the land administration system involved in rolling out the land certification process and who are in direct contact with the community (including Woreda Land Administration, field registration team, land administration committee members); the coordination between engagement of stakeholders; socio-cultural and economic factors that increase the vulnerability of women and VGs to land rights violation and violence; awareness of community actors including women and VGs themselves on factors influencing their land rights; the nature of SLLC's implementation itself in relation to the time conscious registration process vs time demanding social issues; the effectiveness of the existing monitoring and evaluation mechanisms within LIFT in identifying and addressing violation of land rights and violence on women and VGs.

LIFT recognises the importance of ensuring that the SLLC process provides the highest level of service to rural farmers, particularly in confirming that they understand the process, their rights and the means for raising complaints or disputes³⁵. Reporting processes have been put in place in order to share information at each step of the process, though this largely focuses on the technical and quantitative aspects. The SLLC process needs to further streamline the existing monitoring and evaluation system through the lens of gender equality and social inclusion issues. There is room for improvement within the existing monitoring, reporting and information generating and sharing mechanisms to become focused on problem solving and also learning from experience in order to improve the next cycle of the process.

Strengthening the monitoring, tracking and reporting system should aim at enhancing the capacity of the existing government structures in order to take up the process following LIFT's exit.

The following table identifies ways in which the SLLC process can be monitored and reporting mechanisms can be improved in order to better address violation of land rights and violence against women and VGs.

³⁵ LIFT. SLLC Manual Version 2.2. August 2016.

Table 6: Mechanisms for Enhancing Tracking and Reporting on Violence on Women and VGs

ACTION	WHO	HOW	REMARKS
1. Integrate land related violence to the existing reporting system of LIFT.	<ul style="list-style-type: none"> LIFT and M&E team SDO 	<ul style="list-style-type: none"> Incorporate social issues in the weekly reporting by FTL to WC Scale up SDO position to all Woredas Get SDOs to collect and compile case stories on a weekly basis Incorporate violence related issues in the weekly report submitted to the RC Submit weekly report to the GESI and PAC, and M&E (RC). 	This should include emphasis given on the prevention of SLLC induced violation of rights and problem solving during the SLLC process itself (i.e., violation of rights arising from how the registration is executed at the field level and the conduct of staff at all levels).
2. Use list of VGs during land registration process to ensure that field staff use information to protect their rights at each step.	<ul style="list-style-type: none"> SDO + GESI LIFT/ SDO, KLAUC LIFT, M&E, GESI, 	<ul style="list-style-type: none"> Advocate for an updated record of women and VGs at Kebele Administration, (work through KLAUC and women structures at Kebele level); Conduct VG mapping during PA/ early intervention to be used by the field team and other stakeholders. 	LIFT SDO can use an already existing list of VGs (e.g. Gisa kebele (Amhara) and the Kindo Koysha Woreda (SNNPR) BOLSA keep the details of VGs.)
3. Include violation of land rights in the MEL system of LIFT.	<ul style="list-style-type: none"> GESI Expert, M&E Expert 	<ul style="list-style-type: none"> Develop checklist for monitoring of land rights violation and land-related violence to be used by field staff and SDO Assess and review existing monitoring and reporting formats for all stages of the SLLC process and incorporate land related violence Identify existing SLLC reporting mechanisms between the different levels of the Land Administration and link with LIFT reporting processes Update GESI strategy and SLLC Operations manual Update LIFT indicators to incorporate violation of land rights and violence on women and VGs If insufficient, develop a monitoring form for field registration team and distribute to the Woredas Include monitoring of violation of land rights and violence within the existing spot check done by the WC and SDO (including the extent and quality of participation of women and VGs in the different stages of the SLLC process, staff conduct etc.) Incorporate land rights violation and land related violence in the SLLC impact assessment Make sure that land related violence is incorporated in the SLLC evaluation TOR and relevant expertise is part of the evaluation team. 	The M&E system of LIFT should be aligned to the existing government system and the Land Administration Office should play a central role in the monitoring and reporting process which at the same time proactively provides timely solutions to emerging issues
4. Enhance staff skills to respond to SLLC induced violence.	<ul style="list-style-type: none"> GESI Expert, SDO 	<ul style="list-style-type: none"> Revise the existing five days training manual and process to integrate land rights violation and violence on women and VGs Provide training on social issues to new field staff using the updated training manual Integrate the discussion on violence related issues during weekly update. 	Participatory training drawing on case stories on land right violation as examples.

5. Monitor staff conduct during SLLC and make sure that action is taken for land rights violation.	<ul style="list-style-type: none"> GESI Team, WC, SDO 	<ul style="list-style-type: none"> Integrate land rights violation and staff conduct in the spot check done by WC and SDO. 	
6. Develop documentation and reporting mechanism with government stakeholders for their respective action.	<ul style="list-style-type: none"> GESI Expert, SDO 	<ul style="list-style-type: none"> Compile and share monthly report requiring action to the regional sectors (WCA, Land Administration, BOLSA) (GESI) SDO report to the WC and Woreda Land Administration Land Administration Head reports to Steering Committee SDO will follow up proposed actions with the relevant office (WCA, LSA, Justice, Police) on issues that require action SDO report to the Woreda Steering Committee Chairperson. 	<p>These sectors should monitor their respective Woreda offices and obtain progress report.</p> <p>The Land Administration Offices at the regional and Woreda levels should own the process.</p>
7. Establish platform for experience and lesson sharing among field team members on land related violence.	<ul style="list-style-type: none"> GESI/ HQ, RC, WC, SDO 	<ul style="list-style-type: none"> Conduct review meeting between field teams during transition between woredas Harmonise actions on how to respond to land related violence (update SIGN). 	
8. Monitor the incorporation of the findings from GESI assessments into influencing legal reform on women and VG land rights.	<ul style="list-style-type: none"> GESI Expert, M&E Expert 	<ul style="list-style-type: none"> Prepare policy brief on study findings Work with the existing Land Rights Task force to engage in dialogue Advocate for policy dialogue for legal reform process. 	

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- Tigray Regional State Land Use and Administration Revised Proclamation No 136/2000

Court Case

- Ato Selema Legesse Vs Ato Feyessa Megstu, Federal Supreme Court Cassation Decision Vol. 13, File No. 69302.

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Annex 1: Summary Tables

Table 7: Summary of issues faced by women and VGs as identified by study

VG	Issue
FHH	<ul style="list-style-type: none"> • Their children registered their land by disregarding them • Violence to maintain the already illegally taken land • Do not get land transferred from deceased parents due to resistance from male brothers and cultural impact • To prevent the land from being registered in the name of the widowed women, the relatives of her deceased husband register the whole land in their own name.
WMHH	<ul style="list-style-type: none"> • Ascertained their joint land rights • Husbands often engage in unilateral transfer of land. WMHD do not have information and during SLLC they lost their share • They do not opt to participate in the public awareness and mainly in A&D since they do not consider it as their area of knowledge as wellbeing prevented by their household chores • Husbands resist registering them as joint owners of the house built on inherited land from the husband side.
Women in Polygamous Marriage	<ul style="list-style-type: none"> • Enabled them to request their share of land withstanding the influence of culture. However, they faced violent physical abuse from their close family members • They faced lengthy court process as well as the controversial nature of the legitimate share from polygamous marriage proving a problem.
Poor HHs headed by Men	<ul style="list-style-type: none"> • For the sake of getting income they often rent land for meagre amounts of money. During SLLC, their land is taken over by the powerful rentees through false evidence.
Elderly	<ul style="list-style-type: none"> • They often gave their land to rentees and caretakers with share cropping arrangement • Their children use false evidence of land transfers to register the land in their name • Their children, rentees and care takers takeover the land of elderly and register it based on false evidence • <u>Their life is endangered by perpetrators when they claim their land rights.</u>
Orphans	<ul style="list-style-type: none"> • Their land is taken over by guardians and rentees; • They lose sense of belongingness in the family and even their shelter/home.
Prisoners	<ul style="list-style-type: none"> • Do not have access to information on SLLC • Forcefully detained under the pretext manipulated by perpetrators.

Table 8: Identified legal initiatives for the major limitation of SLLC in the aversion of violence on women and VGs

Limitations of SLLC vis-a-vis Aversion of Violence	Severity of the limitations	Identified legal Initiatives
It triggers the covert violence to be overt but SLLC has no protection for them.	Very High	Free legal aid and representation.
Even after certification some women and VGs cannot get their land back. Those who successfully get their land back live under threat.	High	Enforcement of land related offences stated in the criminal law.
The fact that issuance of SLLC certificate is based on FLLC found to be one of the major factors in perpetuating land right violations of women and VGs since perpetrators managed to get counterfeit FLLC certificates easily.	Very High	Accountability of land administration governance.
Stakeholders are not well-organised to respond to existing disputes. The courts are flooded with cases and the perpetrators resort to false evidence. This helped the perpetrators to use existing loopholes.	Very High	
Access to and clarity of information on SLLC has been a challenge for women and VGs.	High	Awareness on issue of period of limitation and SLLC process.
SLLC does not have a mechanism to provide and facilitate peaceful resolution of conflicts.	Very High	Arbitration by Elders.

Annex 2: Data Collection Tools

Instruction: Hello! My name is _____. I am a consultant hired by The Land Investment for Transformation (LIFT) Programme to conduct a study on SLLC and Violence Focusing on Women and VGs.

The overall objective of the research is to develop strategy that reveals the correlation between SLLC and violence with particular reference to protecting the land rights of women and VGs.

We, therefore, would like to request your willingness to participate in the study by providing the necessary information. We would like to assure you that the information you give us would be kept strictly confidential.

As part of the study we are requesting your permission to conduct an interview with you that should take about -----minutes. Please understand that you are not being forced to take part in this study. However, we would really appreciate it if you do share your thoughts with us. If you choose not to take part in answering these questions, you will not be affected in any way whatsoever. If you agree to participate, you may stop participating in the interview at any time and tell us that you do not want to continue.

We thank you in advance for your cooperation!!!

I. Individual In-depth Interview for FHH, DHM and Minorities

General Questions

- i. Date
- ii. Interviewee Name (optional)
- iii. Interview Sex.....Age.....
- iv. Location: Region.....Woreda.....Kebele.....Village.....
- v. Vulnerability type
- vi. Minority factor (when we interview minorities).....

Specific Questions

1. Do you know about SLLC?
2. Have you experienced land related dispute before the SLLC? Yes No
3. If yes, with whom was the dispute? Discuss the dispute situation and dispute resolution process to trace violence circumstances.
4. Have you experienced dispute during the SLLC? Yes No.....
5. If yes, with whom was the dispute? Discuss the dispute situation and dispute resolution process to trace violence circumstances.
6. What disputes did you face during SLLC? Discuss each scenario to identify violence circumstances
 - Border encroachment by neighboring holder
 - Claim of right by rentee
 - Claim of right by money lender
 - Someone appeared with a book of holding for the same parcel with me
 - Challenged by false witness
 - Other (specify)
7. Did anyone threaten you to take over your land by having it certificated illegally? Discuss and identify violence circumstances.
8. Has the local authority put pressure on you on behalf of your disputant or for themselves? Have you lost a parcel due to such arrangements? Discuss to identify violence circumstances.
9. For a widow FHH, what challenges have you faced during SLLC?

- Refused my registration and forced me to leave
 - Made me marry my brother in law if I want to stay on the land
 - Registered by my grown-up son
 - Register in my 50% share from my deceased husband while I am a guardian for my children
 - I register in my share, but my in-laws register as guardian
 - Other (specify)
 - Refused my registration and forced me to leave
10. For divorced women/FHH, what challenges have you faced with your ex-husband during SLLC? Discuss and identify violence situation.
- Ex-husband encroached border
 - Denied my share and want to register in his name because court procedure was not finalized
 - Ex-husband produced FLLC by my parcel shared during divorce
 - Produce FLLC for the children's share with me
 - Verbal harassment when I register my SLLC
 - Threatened those who sheltered me when I go back for SLLC
 - Other (specify)
11. Disputes/violence facing divorced women prior and after SLLC
- Cheated by ex-husband after court procedure for reconciliation and later took over land and property
 - Threatened renters or helpers not to plough my land
 - Damage crop and other property on the field
 - Denying share from the land managed by ex-husband in response to refusal for someone else to do it
 - Physical and verbal harassment
 - Other (specify)
12. What are the common forms of violence against FHH (widow and divorced women) in this locality?
13. In your opinion, has SLLC aggravated or reduced the violence? Why?
14. Are new forms of violence against FHH, DHM and minorities emerging in relation to SLLC?
15. At what stage of the SLLC process does violence increase? Public Awareness----, Adjudication and Demarcation-----Public Display-----Certification
16. Would you please point out factors that aggravate SLLC related violence on your group?
17. What are the benefits of SLLC in relation to reducing violence on your group?
18. What are the factors that reduce your group's vulnerability to SLLC related violence?
19. What is your knowledge about the laws regarding your rights to land?
20. What are the major constraints faced by your group to access justice (from formal or informal institutions) on land related violence? (E.g. tradition, accessibility of courts in terms of place, time, language and procedure etc...)
- Ignorance about the law
 - Lack of money to pay for transport or court fee
 - Lack of evidence
 - Lack of confidence and knowledge about how to litigate in front of elders and judges
 - Inaccessibility of courts due to place, time or procedure
 - Undue influence by husbands or majority groups
 - Other (specify)
21. What can be done to promote the positive aspects of SLLC so that your group can be prevented from violence?
22. What can be done to reduce SLLC induced violence on your group? By whom?

II. Individual In-depth Interview for Orphan Children

General Questions

- i. Date
- ii. Interviewee Name (optional)
- iii. Interviewee Sex.....Age.....
- iv. Location: Region.....Woreda.....Kebele.....Village.....

Specific Questions

1. Have you/your guardian experienced land related dispute before the SLLC? Yes No
2. If yes, with whom was the dispute? Discuss the dispute situation and dispute resolution process to trace violence circumstances.
3. Has your guardian threatened to transfer your right by ways of any means (register in his/her name during SLLC)? Yes... No.....
4. If your response was no, what has that caused you in your relation during and after the SLLC?
5. What are the common forms of violence against your group in this locality?
6. In your opinion, has SLLC aggravated or reduced the violence? Why?
7. Are new forms of violence against your group emerging in relation to SLLC?
8. At what stage of the SLLC process does violence increase? Public Awareness----, Adjudication and Demarcation-----Public Display-----Certification
9. Would you please point out factors that aggravate SLLC related violence on your group?
10. What are the benefits of SLLC in relation to reducing violence on your group?
11. What are the factors that reduce your group's vulnerability to SLLC related violence?
12. What is your knowledge about the laws regarding your rights to land?
13. What can be done to promote the positive aspects of SLLC so that you can be prevented from violence?
14. What can be done to reduce SLLC induced violence against elderly OC? By whom?

III. Individual In-depth Interview for Elderly, Person with Disability or Health Issue

General Questions

- i. Date
- ii. Interviewee Name (optional)
- iii. Interview Sex.....Age.....
- iv. Location: Region.....Woreda.....Kebele.....Village.....
- v. Vulnerability type

Specific Questions

1. Do you know about SLLC?
2. Have you/your care giver experienced land related dispute before the SLLC? Yes No
3. If yes, with whom was the dispute? Discuss the dispute situation and dispute resolution process to trace violence circumstances.
4. Did you face abandonment because of the SLLC?
5. Has anyone threatened to transfer your right by ways of any means during SLLC (for example through gift) to register in his/her name during the SLLC? What was your response and how does that affect your relation during and after the SLLC?
6. Has the local authority accessed land using your name, but later denied to take it for themselves, during the SLLC?
7. What are the common forms of violence against your group in this locality?
8. In your opinion, has SLLC aggravated or reduced the violence? Why?
9. Are new forms of violence against your group emerging in relation to SLLC?
10. At what stage of the SLLC process does violence increase? Public Awareness----, Adjudication and Demarcation-----Public Display-----Certification
11. Would you please point out factors that aggravate SLLC related violence on your group?
12. What are the benefits of SLLC in relation to reducing violence on your group?
13. What are the factors that reduce your group's vulnerability to SLLC related violence?
14. What is your knowledge about the laws regarding your rights to land?
15. What can be done to promote the positive aspects of SLLC so that you can be prevented from violence?

Key Informant Interviews (KII)

I. **Woreda Women, Children, Youth Affairs Office and Woreda Bureau of Labour and Social Affairs**

1. What are the common forms of violence on women and OC in this woreda?
2. What are the specific forms of violence committed on women and OC in relation to access to land?
3. What forms of violence do women and OC face during SLLC?
4. Which new forms of violence against women and OC are emerging in relation to the SLLC process?

5. In your opinion, what are the strengths of the SLLC process in relation to reducing violence on women and OC?
6. What are the constraints often faced by women and OC to report the violence related to SLLC?
7. What are the constraints faced by women and OC in relation to accessing justice on land related violence?
8. Would you please point out factors that aggravate land related violence on OC and children?
9. In your opinion, what are the SLLC aggravated land related violence incidents on women and OC? Why?
10. What do you recommend to reduce SLLC induced violence on women and OC?
11. In your opinion, does SLLC reduce land related violence on women and OC? Why?
12. What can be done to promote the positive aspects of SLLC so that maximum benefit to women and OC is ensured?
13. How can the implementation of the ongoing SLLC processes be improved to better address land related violence on women and OC?
14. How can the design of similar processes in the future make sure that violence on women and OC is minimized?
15. What do you suggest as a strategy to address land related violence against women and OC?
16. What do you suggest for ensuring prevention and mitigation of land related violence on women and OC?
17. What are the existing opportunities for diminishing SLLC induced violence on women and OC?
18. What are the existing threats for diminishing SLLC induced violence on women and OC?
19. What mechanisms can be adopted to monitor the protection of interests and rights of women and OC before, during and after land certification?
20. What mechanisms can be used for better coordination with other stakeholders in order to prevent and mitigate land related violence?

II. Land Administration and Use Office (for both Woreda and Kebele Level)

	Complaints with possible violence situation	Before SLLC	During SLLC
1	What kinds of land disputes were reported to you?		
2	Who were the parties involved in land dispute?		
3	Does land dispute involve verbal or physical harassment/violence?		
4	Who were those usually affected by the different kinds of harassment/violence?		
5	Do you have a harassment/ violence case which led to further damage to either party?		
6	What was the most significant damage inflicted and who was the most affected?		

7. In your opinion, does SLLC aggravate land related violence on women and VGs? How?
8. Are there SLLC induced new forms of violence? If so, what are they?
9. What factors specific to SLLC aggravate violence on women and VGs?
10. In your opinion, does SLLC reduce land related violence on women and VGs? How?
11. What factors specifically to SLLC diminish violence on women and VGs?
12. What do you recommend to prevent/reduce SLLC induced violence on women and VGs?
13. What strategies should women use in order to address land related violence? What about VGs?
14. What strategy do you recommend to prevent the negative aspects of SLLC induced violence on women and VGs?
15. What strategy do you recommend to promote the positive aspects of SLLC for women and VGs?
16. Who are the stakeholders entrusted with effectively dealing to protect land related violence on women and VGs? What mechanisms can be adopted to monitor the protection of interests and rights of women and VGs before, during and after land certification?
17. What are the existing opportunities for diminishing SLLC induced violence on women and VGs?
18. What are the existing threats for diminishing SLLC induced violence on women and VGs?
19. What mechanisms can be adopted to monitor the protection of interests and rights of women and VGs before, during and after land certification?

III. Key Informant Interview for Prosecutors and Woreda Judges

	Complaints with possible violence situation	Before the SLLC	During the SLLC
1	What are the common forms of violence reported to you?		
2	What kind of land disputes appear to you?		
3	How often is land related violence reported to you compared to others?		
4	Who were the parties involved in land dispute?		
5	Does land dispute involve verbal or physical harassment/violence?		
6	Who were those usually affected by the different forms of harassment/violence?		
7	Do you have a harassment/violence case which led to further damage to either party?		
8	What was the most significant damage inflicted and who was the most affected?		

9. What types of violence cases regarding land are filed by women and VGs?
10. How often do you receive disputes involving land related violence from women? What about VGs?
11. What are the commonly adopted forms of conflict resolution arising from land related violence for women and VGs?
12. What are the existing laws/regulations to protect the right of women and VGs?
13. Does the court have access to relevant proclamations/laws for providing decision?
14. Are the courts accessible to women in terms of place, time, language and procedure? Why? What about to VGs?
15. What factors affect decisions of the court in giving judgment related to disputes over land certification?
16. In your opinion, what are the common constraints faced by women and VGs during litigation of cases involving land disputes?
17. Would you tell us real case decisions of the court where by women and VGs faced violence in relation to land disputes? Tell us in detail how the court framed the issue and gave decision?

IV. Key Informant Interview for Woreda Branch Office Ombudsman; Woreda Grievance Coordinator and Community Police

	Complaints with possible violence situation	Before SLLC	During SLLC
1	What violence do women and VGs face in this locality?		
2	How often do you come across disputes involving land related violence on women? What about other VGs?		
3	What land related violence do women face in this locality? What about VGs?		
4	What are the frequent forms of violence reported to the Office by women and VGs?		

5. What are the constraints faced by women and VGs to report violence related to land?
6. Are there special mechanisms adopted to protect women and VGs right of land?
7. Is the land related violence faced by married women different from female heads of households? If so, in what way?
8. Are there SLLC induced new forms of violence? If so, what are they?
9. Would you please point out factors that aggravate land related violence on women and VGs?
10. In your opinion, does SLLC aggravate land related violence on women and VGs? How?
11. What factors specific to SLLC aggravate violence on women and VGs?
12. What are the factors that reduce land related violence on women and VGs?
13. In your opinion, does SLLC reduce land related violence on women and VGs? How?
14. What factors specific to SLLC diminish violence on women and VGs?
15. What do you recommend to prevent/reduce SLLC induced violence on women and VGs?
16. What strategies should women use in order to address land related violence? What about VGs?
17. What strategy do you recommend to prevent the negative aspects of SLLC induced violence on women and VGs?
18. What strategy do you recommend to promote the positive aspects of SLLC for women and VGs?
19. What mechanisms can be adopted to monitor the protection of interests and rights of women and VGs before, during and after land certification?

V. KII with Woreda Administration and Kebele Administration

1. What issues have emerged from the implementation of the SLLC in relation to women and vulnerable groups?
2. What are the existing forms of land related violence on women and VGs?
3. In your opinion, does the SLLC process induce new forms of violence on women and VGs?
4. What has been planned and implemented in relation to preventing and mitigating land related violence on women and VGs?
5. What do you suggest as a strategy to address land related violence against women and VGs?
6. What are the existing opportunities for diminishing SLLC induced violence on women and VGs?
7. What are the existing threats for diminishing SLLC induced violence on women and VGs?
8. What mechanisms can be adopted to monitor the protection of interests and rights of women and VGs before, during and after land certification?

VI. KII for LIFT Field Teams

1. What kind of disputes did you experience during AD and PD on women and VG who are:
 - Women in male headed households;
 - Women in polygamous families;
 - Female household heads;
 - Destitute households headed by men;
 - Elderly;
 - Person with disability or health issues;
 - Orphan children
2. Did the disputes cause a violent situation? What kind of violence were observed (verbal, physical)? Who inflicted violence on who?
3. What factors aggravate SLLC violence on women and VGs?
4. What factors diminish SLLC violence on women and VGs?
5. What do you recommend to prevent/reduce SLLC induced violence on women and VGs?
6. What strategies should women use in order to address land related violence? What about VGs?
7. What strategy do you recommend to prevent the negative aspects of SLLC induced violence on women and VGs?
8. What strategy do you recommend to promote the positive aspects of SLLC for women and VGs?

9. What mechanisms can be adopted to monitor SLLC related violence on women and VG before, during and after land certification?
10. What are the existing opportunities for diminishing SLLC induced violence on women and VGs?
11. What are the existing threats for diminishing SLLC induced violence on women and VGs?
12. What mechanisms can be adopted to monitor the protection of interests and rights of women and VGs before, during and after land certification?
13. What do you recommend for the future to minimize such violence during SLLC?

Focus Group Discussions

I. FGD Checklist: Women in Male Headed Households (WMHH)

General Questions

- i. Date
- ii. FGD Participants Profile (separate form).....
- iii. Location: Region.....Woreda.....Kebele.....Village.....

Specific Questions

1. Do you know about SLLC?
2. For those rejected by their husbands, what were the reasons to reject participation in the SLLC process?
3. Do you know anyone who faced violence during the SLLC process?
4. For those that responded yes, assess the kind of violence. What was the violence faced or heard about? Multiple response possible.
 - Rejection to participate in the SLLC
 - Argument and harassment not to claim the SLLC registration
 - Battering
 - Threatened to divorce
 - Forced to leave home during SLLC
 - Denial of right due to no registration on the FLLC
 - Denial of right due to lack of prior evidence for joint holding right
 - Opt for another marriage register the new wife ignoring the former
5. Has anyone heard of or faced a change of FLLC data? In what way?
6. Do you know any one divorced after the SLLC? Do you know the reason?
7. Do you know you are registered in all the parcels or just to the limited ones? If not, do you know the reason for not being in all the parcels?
8. What are the common forms of violence against WMHH in this locality?
9. Are new forms of violence against WMHH emerging in relation to SLLC?
10. At what stage of the SLLC process does violence against WMHH increase? Public Awareness-----, Adjudication and Demarcation-----Public Display-----Certification
11. Would you please point out factors that aggravate SLLC related violence on WMHH?
12. What are the benefits of SLLC in relation to reducing violence on WMHH?
13. What are the factors that reduce WMHH vulnerability to land related violence?
14. What can be done to promote the positive aspects of SLLC so that WMHH can be prevented from violence?
15. What can be done to reduce SLLC induced violence on WMHH? By whom?
16. What is your knowledge about the laws regarding women's rights to land?
17. When you arbitrate violent situations, do you have an awareness on the criminal code or you do it by tradition?
18. What special considerations do you give for women and VGs to get fair dispute-resolution process?
19. Does SLLC aggravate or reduce land related violence on women and VGs?
20. What mechanisms do you recommend to address SLLC induced violence on women and VGs?

II. FGD (or KII) with Kebele Land Administration Committee

	Complaints with possible violent situations	Before the SLLC	During SLLC
1	What kinds of land disputes were reported to you?		
2	Who were the parties involved in land disputes?		

3	Do land disputes involve verbal or physical harassment/violence?		
4	Who were those usually affected by the different kinds of harassment/violence?		
5	Do you have a harassment/ violence case which led to further damage on either party?		
6	What was the most significant damage inflicted and who was the most affected?		

7. What are the common forms of violence against women and VG in this locality?
8. In your opinion, has SLLC aggravated or reduced the violence? Why?
9. Are new forms of violence against women and VG emerging in relation to SLLC?
10. At what stage of the SLLC process does violence against women and VG increase? Public Awareness---, Adjudication and Demarcation-----Public Display-----Certification
11. Would you point out factors that aggravate SLLC related violence on women and VG?
12. Do you arbitrate land related violence on women and VGs? Yes.....No.....
13. If yes, do you give equal consideration and treatment in the arbitration for women and VG? What about special considerations?
14. Is the place, time, language and procedure of resolving land related violence accessible to women and VG? How?
15. What are the factors that reduce vulnerability to land related violence?
16. What are the benefits of SLLC in relation to reducing violence on women and VG?
17. What can be done to promote the positive aspects of SLLC so that women and VG can be prevented from violence?
18. What can be done to reduce SLLC induced violence on women and VG? By whom?
19. What are the factors influencing the vulnerability of women and VGs to land related violence (e.g., lack of social support mechanism)?
20. Which mechanisms are used to enhance the involvement of women and vulnerable groups in the land certification process?
21. What mechanisms can be used to prevent and mitigate violence related to land certification?
22. What are your suggestions regarding the effective coordination among stakeholders on preventing and addressing violence related to land ownership and certification?

Case Story Collection Format

Region: _____, Woreda, _____, Kebele _____

Name: _____

Sex: _____

Age: _____

Marital Status: _____

Education Level: _____

Family Size: _____

1. Size of land holding:
2. Mode of access to land:³⁶
3. Status of land certification:
4. Nature of violence faced:
5. Consequence of the violence:
6. To whom violence is reported:
7. Response/ solution given:
8. Current status:
9. Recommendation for minimizing and addressing land related violence:

A. Field Observation at SLLC ongoing kebeles

1. Notice how disputes escalate in to violent situations during adjudication and demarcation as well as public display at SLLC in on-going kebeles.

³⁶ Examples of mode of access to land include: allocation by the government, through marriage, inheritance from family, etc

2. Observe arbitration by elders and land administration committee that involve land related violence facing women and VGs.
3. Observe woreda court hearing of cases that involve land related violence facing women and VGs.