Learning Workshop on Women, Land and Housing Rights: Assessing the impacts of dispossession

30 September–2 October 2020

Lusaka, Zambia
Women, Land & Human Rights

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Habitat International Coalition
Cresta Golf View
30 September 2020
Married women 15–49 years, make joint decisions with spouse (ZDHS 18)
ZDHS-2018 data

Owning a House (alone/jointly)

38% MEN
35% WOMEN
ZDHS-2018 data

Owning land (alone/jointly)

- MEN: 32%
- WOMEN: 26%

WOMEN AND LAND RIGHTS

I HAVE THE RIGHT TO OWN LAND FOR ME AND MY CHILDREN!
Possessing Title Deeds

Name on title – 3.2% M : 5.6% F
Name not on title – 2.3% M : 4.0% F
Doesn’t have title – 94.3% M : 89.3% F
Don’t know – 0.1% M : 1.1% F
Possessing Title Deeds-Rural

Name on title – 0.9% M : 2.8% F
Name not on title – 1.3% M : 2.7% F
Doesn’t have title – 97.7% M : 93.7% F
Don’t know – 0.1% M : 0.8% F
Possessing Title Deeds-Urban

Name on title – 13.7% M : 21.9% F
Name not on title – 8% M : 11.8% F
Doesn’t have title – 77.6% M : 63.8% F
Don’t know – 0.7% M : 2.6% F
Possessing Title Deeds-No Education

Name on title – 0.6% M : 2.5% F
Name not on title – 0.3% M : 2.2% F
Doesn’t have title – 99.1% M : 94.7% F
Don’t know – 0% M : 0.6% F
Possessing Title Deeds-Primary Education

Name on title – 0.7% M : 3.4% F
Name not on title – 1.6% M : 3.0% F
Doesn’t have title – 97.7% M : 92.5% F
Don’t know – 0.1% M : 1% F
Possessing Title Deeds-Secondary Education

Name on title – 3.4% M : 9.9% F
Name not on title – 3.5% M : 6.7% F
Doesn’t have title – 92.9% M : 81.9% F
Don’t know – 0% M : 1.5% F
Possessing Title Deeds-Higher Education

Name on title – 22.5% M : 27.8% F
Name not on title – 5.1% M : 11.9% F
Doesn’t have title – 71.2% M : 59.8% F
Don’t know – 1.3% M : 0.6% F
Gender Equality

• Denotes women having the **same opportunities** in life as men, including the ability to own land and housing
Gender discrimination – Land and Housing

• Unfair treatment of women on the basis of gender denies them opportunities to exploit available resources such as land and housing.
• Most land in Zambia held by Traditional Leaders (patriarchal)
• Men dominate decision making on land
• Less enforcement of Gender Equality on land, despite 50% legal provision under the Gender Equity & Equality Act of 2015 and National Gender Policy 2014
• Strong traditional norms affect women to access land and housing
Gender in Land and Housing Rights Hinge on:

- Access to land and affordable, quality housing;
- Control of land and land-based resources;
- Land utilization;
- Decision making on the proceeds from land;
- Land rights of the poor, women and other vulnerable groups;
- Proper physical planning for both urban and rural areas to ease accessibility, connectivity for orderly development;
- Inclusiveness and involvement of all categories of people in land management, physical planning, urban development and governance;
- Access to housing finance (mortgages).
Characteristics & Impact of Gender Discrimination on Women’s Land Rights

- Inequality in land ownership;
- Inequality in utilization of land;
- Inequalities in access to land rights;
  - Inheritance
  - Land disputes and illegal land evictions
  - Access to justice
  - Compensation for infrastructural projects
- Inequality in land control and management;
- Security of tenure.
Characteristics & Impact of Gender Discrimination on Women’s Land Rights

Inequalities in the gender composition of Physical Planning Committees (considers office bearers);

Limited inclusiveness in civic engagement and integration;
This relates to the composition and decision making by the different stakeholders; i.e., Urban Development Forums;

Gender disparities in urban governance.
What needs to be done to strengthen women’s rights to own land and housing?

- Codification of Chiefdom By-laws, promoting land and housing ownership for women,
- Ban negative social norms, including land and property grabbing,
- Promote more women in land decision-making structures both at national and traditional level.