

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

30 September–2 October 2020

Lusaka, Zambia



Civic Forum
on Housing and
Habitat



Housing and Land
Rights Network •
Habitat International
Coalition



Women, Land & Human Rights

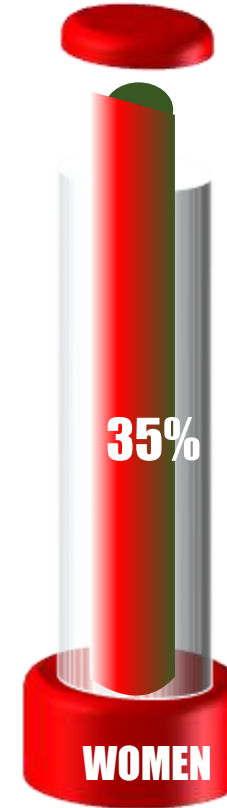
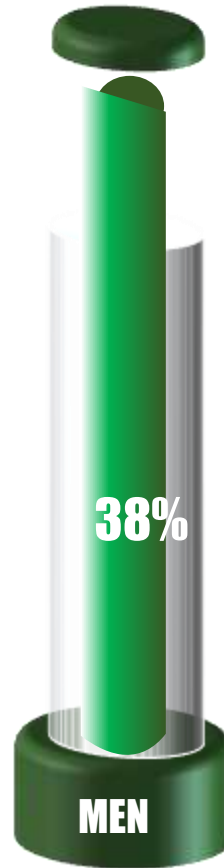
Johans Mtonga
Habitat International Coalition
Cresta Golf View
30 September 2020



A 3D rendering of the number '57%' in a bright red color. The characters are thick and blocky, with a slight shadow underneath, giving them a three-dimensional appearance.

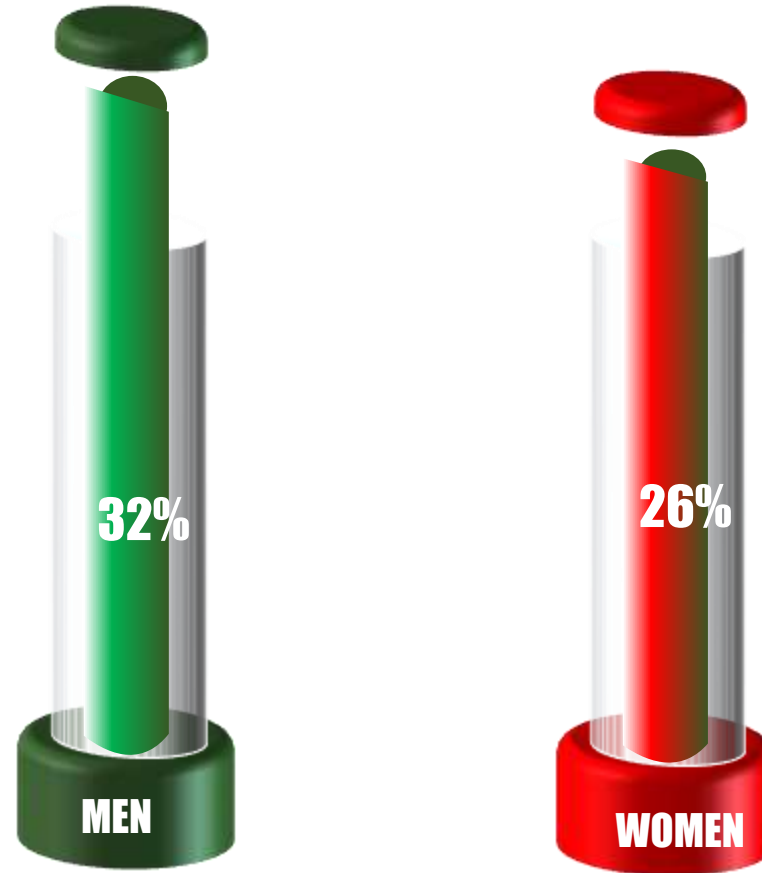
**Married women 15–49
years, make joint decisions
with spouse (ZDHS 18)**

ZDHS-2018 data



Owning a House (alone/jointly)

ZDHS-2018 data



Owning land (alone/jointly)

Possessing Title Deeds

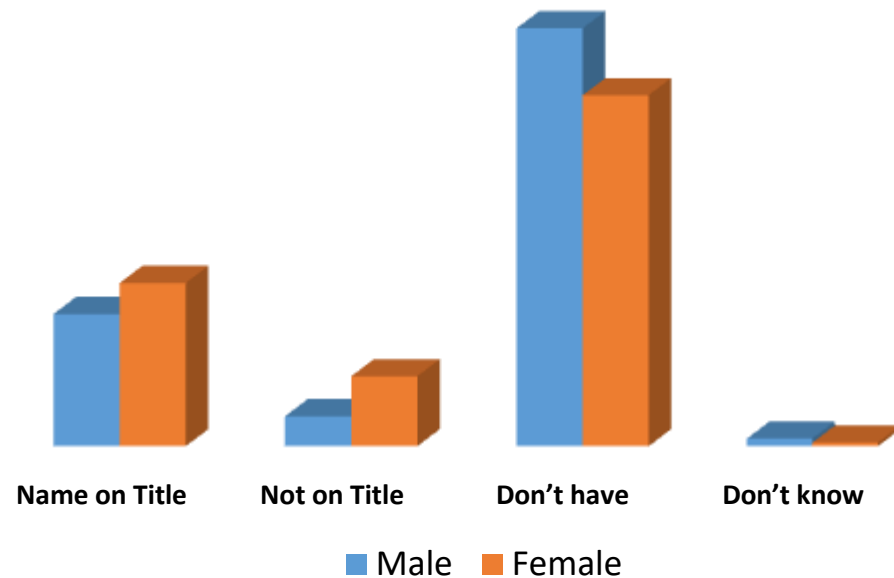
Name on title – **3.2%M : 5.6%F**

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



Possessing Title Deeds-Rural

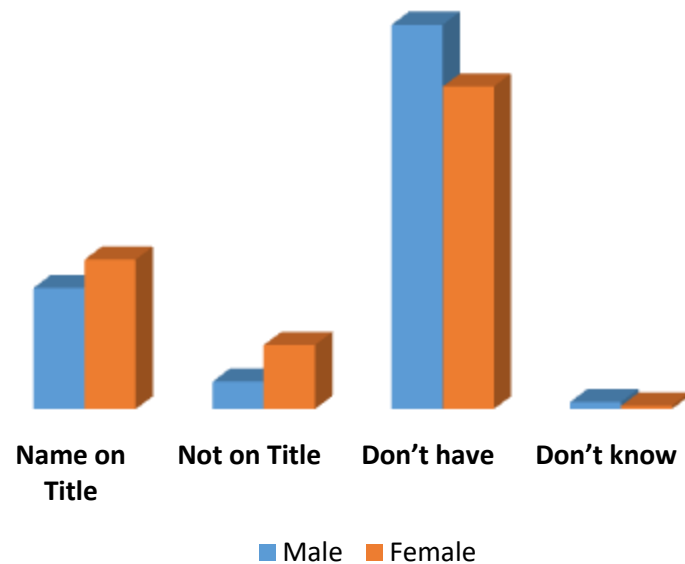
Name on title – **0.9%M : 2.8%F**

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-Rural



Possessing Title Deeds-Urban

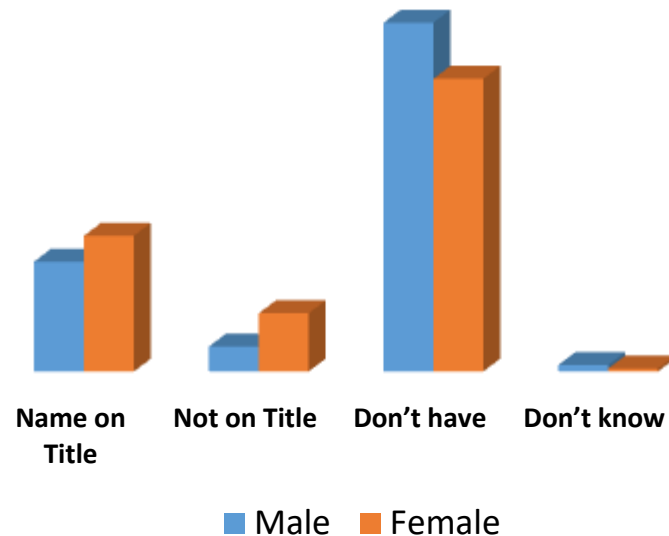
Name on title – **13.7%M** : **21.9%F**

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-Urban



Possessing Title Deeds-No Education

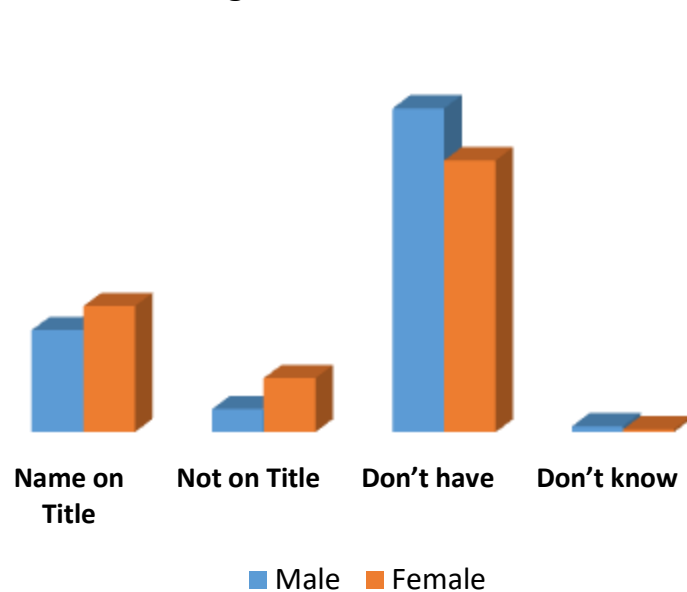
Name on title – **0.6%M : 2.5%F**

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-No Education



Possessing Title Deeds-Primary Education

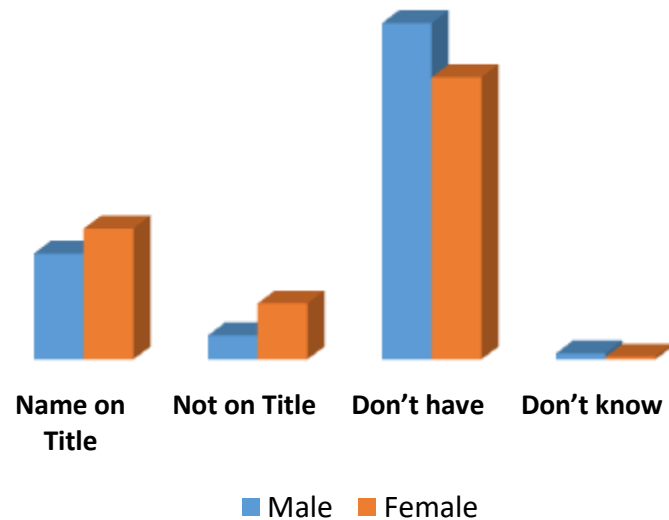
Name on title – **0.7%M : 3.4%F**

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-Primary Education



Possessing Title Deeds-Secondary Education

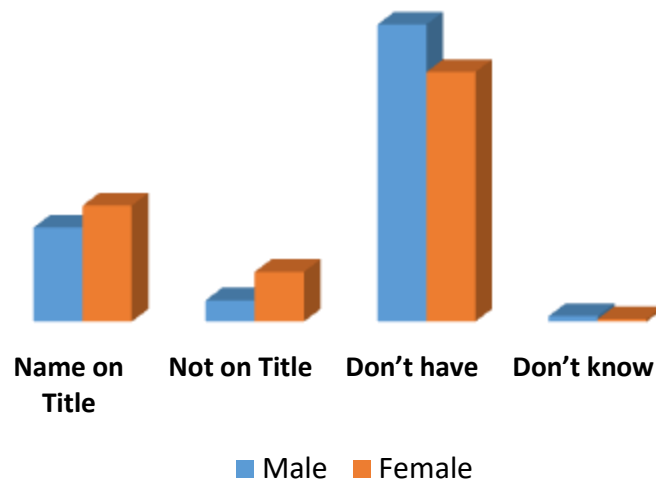
Name on title – 3.4%M : 9.9%F

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-Secondary Education



Possessing Title Deeds-Higher Education

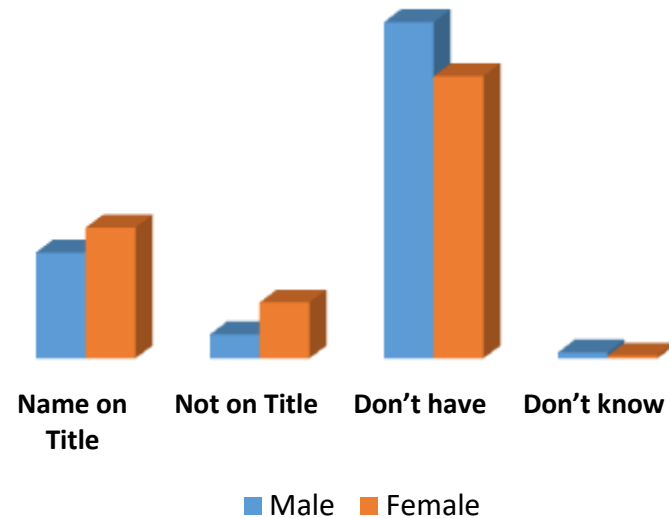
Name on title – 22.5%M : 27.8%F

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

Possessing Title Deeds-Higher Education



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 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 Chieftom 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.

A close-up photograph of a computer keyboard. The central focus is a bright blue key with the words "Thank You" printed in a bold, white, sans-serif font. The key is slightly raised and has a black border. Surrounding it are several white keys with black characters: a key with a closing square bracket "]", a key with a double quote " ", and a key with a comma and apostrophe ",". The lighting is soft, creating subtle shadows and highlights on the keys' surfaces.

Thank You