

**AN INVESTIGATION ON THE BARRIERS THAT FACE WOMEN IN
ACCESSING LAND IN UKEREWE DISTRICT, MWANZA REGION**

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**A DISSERTATION SUBMITTED IN PARTIAL FULFILLMENT OF THE
REQUIREMENTS FOR THE DEGREE OF MASTER OF ARTS IN GENDER
STUDIES**

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CERTIFICATION

The undersigned certifies that he has read and hereby recommends for acceptance by The Open University of Tanzania a dissertation titled “an investigation on the barriers that face women in accessing land in Ukerewe district, Mwanza region” in partial fulfillment of the requirements for the award of degree of Masters of Arts in Gender Studies of the Open University of Tanzania.

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DECLARATION

I, **Frank Winfrid Komba**, declare that, the work presented in this dissertation is original. It has never been presented to any other university or Institution. Where other people's work has been used, references have been provided. It is in this regard that I declare this work as originally mine. It is hereby presented in partial fulfillment of the requirements for the Degree of Master of Arts in Gender Studies of the Open University of Tanzania.

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Date

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ABSTRACT

This research paper investigates the barriers that women face in accessing land, with a specific focus on Ukerewe District in Mwanza Region. The study aimed to assess the level of awareness among women regarding their legal rights related to land ownership and control, identify the socio-economic factors that hinder women's access to land in the targeted population, and examine community perceptions regarding women's land access. A mixed-methods approach was employed, combining quantitative surveys and qualitative interviews with a sample of women from Ukerewe. The findings reveal significant obstacles faced by Tanzanian women in asserting their property rights. Despite legal protections such as the Land Acts of 1999 and the National Land Policy of 1995, discriminatory practices persist, driven by outdated laws, conflicting legal frameworks, and weak governance structures. Cultural norms and traditional beliefs further exacerbate these challenges, restricting women's participation in decision-making processes and perpetuating gender disparities in land ownership. The study also found that women often lack awareness of their legal rights and encounter numerous barriers when attempting to exercise these rights. Inadequate resources and expertise within law enforcement agencies further contribute to the ineffective enforcement of women's property rights, increasing their vulnerability to land grabbing and dispossession. Based on these findings, the study recommends urgent legislative reforms to align national legal provisions with international human rights standards and promote gender equality in land tenure systems. Strengthening institutional capacity and enhancing awareness through targeted education and advocacy initiatives are essential steps toward empowering women and ensuring their full enjoyment of property rights. Addressing these systemic challenges will enable Tanzania to advance its commitment to gender equality and social justice.

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CHAPTER ONE

INTRODUCTION

1.0 Overview

This chapter provides information regarding the background of the problem, statement of the problem, objectives of the study, research questions, and significance of the study.

1.1 Background Information

Land represents a significant barrier to economic growth, food security, and poverty alleviation for most rural households in Africa. According to UNIDO (2018), farming, animal husbandry, and related activities serve as the primary sources of income for many, with revenue generated directly from land. Secure land tenure and access are crucial for achieving sustainable development, as approximately 75% of Africans rely on land exploitation for their livelihoods. The agricultural sector in Africa employs 65–70 percent of the labor force and contributes 30–40 percent to GDP, as reported by the World Bank (2019). Despite the sector's importance, over 70 percent of the continent's poor reside in rural areas, where agriculture remains the primary economic activity. To foster agricultural development, it is essential to regulate land access, clearly define land rights, and resolve conflicts related to ownership and usage (World Bank, 2019).

Land tenure in Africa can be state-regulated, statutory, or customary/traditional. Customary land tenure, which is often unwritten and rooted in local traditions, differs from formal land tenure in its flexibility and adaptability (Webber, 2019). However, customary systems frequently restrict women's inheritance rights, perpetuating

gender disparities in land ownership (Pray, 2020). Despite women's significant contributions to agriculture, they face considerable challenges in accessing and owning land. Women make up approximately 49.74% of the global population and are responsible for nearly 85% of agricultural production and processing in Africa (World Bank, 2020). Yet, they often lack control over land and property, which impedes their economic empowerment (USAID, 2019; FAO, 2011).

In Tanzania, various policies and laws have been implemented to address gender disparities in land ownership. Legislation such as the Land Act No. 4 of 1999 and the Village Land Act No. 5 of 1999 guarantees land ownership rights for both women and men. Additionally, legal frameworks promote women's participation in governing bodies and protect their property rights (UNDP, 2012). Despite these measures, income poverty in Tanzania remains gendered, with female-headed households experiencing higher poverty rates than male-headed households (NBS, 2019). The control over land by rural women is closely linked to their poverty levels, underscoring the need to investigate barriers to land ownership, particularly in regions like Ukerewe District (Sakamoto, 2019; UNDP, 2012; Karugia, 2015).

1.2 Statement of the Problem

Since independence, Tanzania has made concerted efforts to address rural poverty through various government programs aimed at reducing poverty levels in poor households over the medium term. One such initiative is the Tanzania Social Action Fund (TASAF) Productive Social Safety Net (PSSN) program. This program seeks to assist households in transitioning out of food and basic-needs poverty by

providing cash transfers to poor and vulnerable households. These transfers are conditional, requiring that the funds be used for health and education services, as well as opportunities to generate additional income through public works and livelihoods. The PSSN program targets 1.1 million poor households living below the poverty line in 161 Project Area Authorities, with the objective of increasing incomes, opportunities, and consumption. Building on the successes and lessons learned from the pilot phase, the government expanded the program in 2012 to reach 1.1 million households across 10,000 villages nationwide, making it the second-largest government-run Conditional Cash Transfer (CCT) program.

Supported by the World Bank through the Tanzania Productive Social Safety Net Project, the CCT program aims to increase income and food consumption for vulnerable groups while enhancing their ability to cope with economic shocks. Despite Tanzania's respectable economic growth rates, averaging 7% over the past decade, the poverty rate remains at 28%, with approximately 9% of the population (four million citizens) affected by food poverty. Partly funded by the International Development Association (IDA), the Tanzanian government initiated the conditional cash transfer program in 2010 as part of its broader social protection strategy.

However, despite these efforts to improve women's livelihoods, significant barriers persist in women's ability to gain control over land. Research by Whitehead (2017) highlights how women's insecure land tenure, unequal distribution, and limited utilization hinder their participation in various economic activities. Law enforcement organizations often lack the knowledge and capacity to fairly adjudicate land

disputes, resulting in biased decision-making that favors men. In patrilineal societies, men control the majority of land, leaving women with limited ownership rights. These sociocultural barriers discourage women from seeking redress in councils or tribunals when their land rights are violated. Therefore, understanding the barriers women face in gaining control over land in Tanzania, particularly in communities like Ukerewe District, is crucial due to the political, institutional, and sociocultural challenges that perpetuate discrimination against women in land disputes.

1.3 Objectives of the Study

1.3.1 General Objectives of the Study

To investigate the barriers facing women in accessing land in Ukerewe district.

1.3.2 Specific Objectives of the Study

21. To assess the level of awareness among women regarding their legal rights concerning land ownership and control.
22. To identify the socio-economic factors that serve as barriers to women's access to land in the target population
23. To examine the perceptions within the community regarding women's access to land.

1.4 Research Questions

24. What is the level of awareness among women regarding their legal rights concerning land ownership and control?
25. What are the socio-economic factors that act as barriers to women's access to

land within the target population?

26. What are the community perceptions surrounding women's access to land?

1.5 Significance of the study

The findings of this study on women's awareness of land rights will be valuable for both governmental and non-governmental organizations, as well as community leaders, in understanding the importance of civic education on land rights. By identifying the obstacles that hinder women's control and ownership of land, this research will help both men and women gain a deeper appreciation of the significance of ensuring equality in land rights.

This research will make significant academic and social contributions by expanding knowledge about the barriers women face in gaining control over land. It will also explore the potential benefits that women may derive from land ownership and how land can serve as a vital asset for sustaining livelihoods.

Rather than solely focusing on formal laws and policies governing land control and ownership, this research will delve into the complex dynamics of interpersonal relationships, shaped by various perceptions and attitudes that influence daily practices and experiences related to land.

CHAPTER TWO

LITERATURE REVIEW

2.0 Overview

The objective of this chapter is to provide a comprehensive review and critical evaluation of the existing literature on the obstacles women face in accessing land. This includes defining key concepts and terms relevant to the specific research objectives. The chapter covers reviews of both theoretical and empirical literature, develops a conceptual framework, and identifies research gaps based on the literature reviewed.

2.1 Definition of Key Concepts

2.2 Land

The United Nations (2012) defines land as the surface of the Earth, including the materials beneath, the air above, and all elements connected to the soil. Land encompasses both rural and urban areas, along with residences, structures, and other developments. For the purposes of this study, "land" will be specifically defined as the portion of the Earth's surface that is not covered by oceans or other large bodies of water and consists entirely of solid ground. Land plays a crucial role in the planet's climate system due to its involvement in the carbon, nitrogen, and water cycles. Additionally, about one-tenth of the Earth's surface is covered by glaciers and permanent snow.

2.2.1 Empowerment

Empowerment, as defined by Rowlands (1997), involves granting individuals access to decision-making processes, enabling them to see themselves as capable and entitled to participate in those spaces. In the context of this study, empowerment refers to the degree of freedom an individual or community has to make their own decisions and to act responsibly and independently in advocating for their interests. It is a process of becoming stronger and more self-assured, particularly in terms of taking control of one's life and asserting one's rights. Empowerment allows individuals to overcome feelings of helplessness and lack of influence, enabling them to recognize and effectively utilize their resources.

2.3 Theoretical Literature Review

2.3.1 Feminist Theory

The study incorporated feminist theory, which seeks to understand women's oppression and the social institutions that sustain this oppression and subordination. Feminist theory recognizes the pervasive influence of gender divisions on social life and posits that women and men have equal potential for personal growth. However, differences in how this potential is realized are attributed to externally imposed limitations, as well as the effects of social institutions and norms (Nzomo, 1995).

Structural factors that positively impact women's participation include organizational guidance, effective mentoring systems, appropriate staff development programs for women, transparent appointment and promotion procedures, support services, access to and control over land, ownership of land, access to information technology, and

flexible work schedules. Feminist scholars have played a crucial role in bringing concerns about women's empowerment into the gender and development agenda, despite these issues originating from various grassroots mobilizations (Kabeer, 2012).

Feminist theory emphasizes women's subjectivity and consciousness ("the power within") as critical components in the processes of change. However, it also highlights the importance of available resources—material, human, and social—in enabling women to exercise greater control over significant aspects of their lives and to participate more fully in broader society ("the power to") (Kabeer, 2012).

2.3.2 Relationship between Study and Theory

In the context of this study, which examines the barriers women face in accessing and controlling land, Feminist Theory is highly relevant. The study variables, such as socio-economic factors, legal barriers, and cultural norms, can be effectively analyzed through the lens of Feminist Theory to understand how these elements perpetuate gender inequality (Cornwall & Rivas, 2015; Htun & Weldon, 2021).

Feminist Theory elucidates how patriarchal structures within legal and cultural systems restrict women's land ownership. By examining barriers to land access, this study explores how these power dynamics manifest in practice, emphasizing the gendered nature of land rights (Cornwall & Rivas, 2015).

Empowerment as a Pathway to Land Access: The study's focus on improving women's access to land through increased knowledge, legal awareness, and participation in decision-making aligns with Feminist Theory's emphasis on

empowerment. This theory supports the notion that empowering women by enhancing their control over resources and decision-making processes can lead to improved access to and ownership of land (Htun & Weldon, 2021).

2.3.3 Justification for the Use of Feminist Theory

The application of Feminist Theory in this study is justified because it offers a comprehensive framework for understanding and interpreting the gendered dynamics of land access. Feminist Theory enables a critical analysis of the socio-cultural and legal structures that obstruct women's land ownership. It not only identifies these barriers but also provides insights into addressing them through gender-sensitive policies and practices. By applying this theory, the study aims to propose solutions that empower women and promote equitable access to land, thereby contributing to broader gender equality (Cornwall & Rivas, 2015; Htun & Weldon, 2021).

2.4 The Situation of the Current Women's Land Control

At the community, household, and individual levels, a variety of factors influence who controls land resources (Byamugisha, 2018). These factors relate to one's negotiating position, which affects the ability to acquire land. External variables include the amount and type of land available, as well as the local economy and culture. These factors significantly impact both land availability and market values. Internal factors, such as social networks, economic status, and demographics (e.g., gender, age, household status, and origin), also play a crucial role. Together with regional culture, these elements can restrict land rights to specific groups, including women, and influence who benefits from and gains control over land (Deininger,

2017). Decisions concerning neighborhood and enterprise development, agricultural and mining production, and the use of other natural resources are also important. Access and distribution issues are critical when discussing land and the power dynamics surrounding it (Fischer, 2018). In the South African context, it is important to distinguish between inequality and poverty. Inequality occurs when people have unequal access to resources and opportunities, often due to political, economic, and social processes that concentrate resources in the hands of a few at the expense of others. Poverty, on the other hand, refers to the inability of individuals, households, or communities to secure sufficient resources to achieve a socially acceptable minimum standard of living (Fischer, 2018).

2.5 Factors Affecting Control of Women to Land

Women face numerous challenges related to land and agriculture. Land scarcity affects their access to land rights, often leading to their exclusion when land is limited (Hadera, United Nations, 2018). Rural women typically lack equal control over land and agricultural resources, with limited decision-making authority and restricted participation in development activities. Additionally, gendered labor distribution within communities further marginalizes their contributions to the agricultural sector (Deininger, 2017).

In Tanzania, village councils often manage village land on behalf of the commissioner rather than being accountable to the village assembly, which hinders the full implementation of the Land Acts of 1999 (USAID, 2018). Traditional leaders and the male population may hold misconceptions about women's status and their

potential for property development. Challenges to women's land control include the duality of property rights systems, inadequate knowledge of women's property rights, negative attitudes towards women's influence, outdated customs, conflicting laws, and a lack of legal empowerment regarding property rights (Jayne, 2019).

Studies have shown that small price incentives can improve women's access to land titles in Tanzania (Daniel, 2016). However, many women in villages are illiterate, unaware of their entitlements, lack assets to advocate for their rights, and have limited involvement in land administration institutions. At the family level, daughters and women are often denied land inheritance rights due to the belief that they will marry into other families and acquire land through marriage, although this assumption is frequently incorrect (Daniel, 2016).

Despite robust formal legal protections for women's property rights as outlined in the Constitution of the United Republic of Tanzania of 1977, which ensures equal opportunities for all citizens and emphasizes parity among individuals, significant barriers remain that impede the effective realization of these rights (Myenzi, 2009).

2.6 Empirical Literature Review

2.6.1 Studies in Developed Countries

According to UN-HABITAT (2017), several countries, including Belgium, Bulgaria, France, Italy, the Netherlands, Spain, Switzerland, as well as Croatia, Serbia, Ukraine, and Russia, utilize various forms of compulsory joint tenancy, also known as joint tenure. However, in the United Kingdom, the relationship between population, land usage, and ownership has largely been overlooked by academic

scholars, and discussions on land redistribution have diminished (United Nations, 2019).

In the UK, there is a persistent concentration of landed wealth, yet the connections between land ownership, population, and land use remain poorly understood. The planning system often overlooks issues related to land ownership, and customary or common land, previously considered outdated, is now being reevaluated and rediscovered (United Nations, 2019). There is growing advocacy for community development trusts, and communal ownership and management models are gaining attention in UK policy (Cheryl, 2020).

Significant community landowners in the UK include the National Trust, the Royal Society for the Protection of Birds, and the Wildlife Trusts. Recent legislation, such as the Scottish Land Reform Act 2003, has promoted communal ownership and management, removed feudal land tenure, and enhanced public access to land through acts like the Countryside and Rights of Way Act 2000 (Shoard, 1987). Policy often prioritizes development on brownfield sites over Greenfield sites and in-town locations over out-of-town locations through the "sequential test."

In developed nations like Italy, the industrial sector and services employ the majority of the workforce, resulting in a small percentage of female workers in agriculture (around 3 out of every 100), which is much lower than in developing nations (Action Aid, 2018). Women constitute 39.1% of the agricultural workforce in Italy, which is higher than the European average but still lower than men. Although one-third of farms in Italy are managed by women, a gender imbalance persists in farm

management (Coldiretti). In Eastern Europe, men and women legally share the same land rights, and women generally do not face significant obstacles in acquiring land if they have adequate financial resources (Johnson, 2016). However, data on gender disparities in land ownership are limited. Research indicates that only 22% of women surveyed owned or co-owned apartments compared to 48% of men, with women having a 32% lower chance of owning an apartment compared to men of the same age (Johnson, 2016).

2.6.2 Studies in Developing Countries

Charu (2022) investigates women's land ownership in India using evidence from digital land records. Although the Indian Constitution upholds gender equality, it also recognizes personal laws that govern inheritance, marriage, divorce, and separation for various ethnic and religious groups. In Nepal, the constitution does not explicitly guarantee equal rights for men and women, nor does official or customary legislation. There is also limited quantifiable empirical data to support these claims in Latin America.

In Latin America, women primarily acquire land through inheritance, with fewer obtaining land through channels such as agricultural reform or communal distribution. In Brazil and Peru, market purchases are the second most important method for women acquiring land, after inheritance. In Brazil, less than one-third of female landowners have long-term partners, with many being widows. In contrast, the majority of women landowners in Paraguay (55.6%) and Peru (70.7%) are married or in consensual relationships. China's 2003 agrarian reform introduced

measures aimed at more equitable land distribution, benefiting women. However, recent land tenure security reforms, while potentially improving the economic well-being of 850 million rural poor, have also imposed restrictions on women's land rights. Historically, rural women in China have faced discrimination in land distribution, and the legal system does not fully support their property rights in cases of marriage, divorce, or widowhood. Despite constitutional provisions for gender equality and national legislation guaranteeing women's property rights, the status of women within families and villages in China has not significantly improved. The Rural Land Contract Law of 2003 aimed to address issues such as women losing access to land upon divorce or widowhood by allowing them to retain their share of land in their marital or birth village.

2.6.3 Studies in Africa

In Africa, various forms of land tenure exist, including freehold/private titles, communal/traditional systems, public land, and squatting. These systems are influenced by social factors such as class, gender, religion, and ethnicity (UNIDO, 2018). Women's equitable control of land is a key economic indicator in the African Gender & Development Index, with significant disparities among countries. Mozambique, South Africa, and Ghana have made active efforts to address gender discrimination in agriculture, whereas initiatives in Ethiopia, Tanzania, and Uganda are often viewed as insufficient (UNIDO, 2018).

South Africa's traditional land management systems face challenges such as discriminatory practices, land transactions for personal gain, and institutional

corruption, which have led to a shift towards commercial behavior and further gender discrimination (Webber, 2019). Traditional land allocation schemes typically favor men over women.

In Southern Africa, inheritance laws governed by both statutory and customary laws often uphold male primogeniture, where the eldest son, or the oldest son of the senior wife in polygamous families, is designated as the heir. Exceptions that favor female relatives are rare (World Bank, 2019). In countries like Lesotho, Zambia, and Zimbabwe, customary law still prevails in inheritance disputes, with courts sometimes endorsing discriminatory practices (World Bank, 2019).

In Eastern Africa, including Kenya, Uganda, Tanzania, and Rwanda, conflicts over increasingly scarce land resources have been intensified by issues related to ownership, access, and utilization. Control over land resources varies depending on community, household, and individual factors (Pray, 2020).

2.6.4 Studies in Tanzania

Tanzania's current land legislation, enacted in 1999 after extensive consultation and debate, includes provisions designed to strengthen women's rights while also recognizing customary law and existing rights (Mbote et al., 2005). Civil society in Tanzania has actively utilized litigation to advance women's land rights and has participated in discussions leading up to the legislation (Mbote et al., 2005). However, understanding how statutory law interacts with gender-specific customary law remains crucial for women. Although the new Acts recognize customary land rights, their administration, titling, and registration are governed by customary law,

which is often perceived as unfair to women (Tsikata, 2003). Customary law in Tanzania, especially regarding land inheritance within families, has traditionally favored men, leaving women excluded from land gifts and with restricted rights (Sakamoto, 2019). Formal legal provisions may not always align with actual practices, revealing discrepancies in women's rights (Sakamoto, 2019).

Despite these issues, there is a lack of comprehensive information on the barriers women face in gaining control over land in Tanzania, including legal, socio-cultural, and institutional obstacles. Research into these barriers, particularly in the Ukerewe district, is scarce. This study aims to address this gap by identifying and examining the challenges women encounter in securing land ownership in the Ukerewe District.

2.7 Research gap Identified

This study aimed to investigate the obstacles that hinder women from gaining control over land ownership in the Ukerewe District. Despite the existence of similar studies globally and within Tanzania, there remains a pressing need to explore the barriers women face in acquiring land control, particularly considering factors such as their level of legal education and access to legal assistance, especially in light of the increasing prevalence of land-related conflicts. The study found that women's knowledge of land legal matters significantly influences their ability to control and own land. Research by Pedersen (2015) showed that women with legal education performed better in land ownership compared to those without. Conversely, lower levels of knowledge are linked to reduced rights for women in controlling and owning land. Additionally, Vaskevitch (2012) highlighted the overall poor

performance in managing land conflicts in Tanzania, noting that few cases exhibit clear objectives or robust organizational structures. Therefore, understanding the specific barriers preventing women from controlling land ownership is critically important.

2.8 Conceptual Framework

The conceptual framework outlines three types of variables: background, independent, and dependent variables. The primary focus of this study is on the dependent variable, which pertains to women's access to land in Tanzania. Figure 2.1 illustrates the relationship between the dependent variable and the independent variables, highlighting various factors for examination. It provides a clear representation of the different types of variables considered in the study and identifies women's rights as the primary beneficiaries, as indicated by the horizontal arrows.

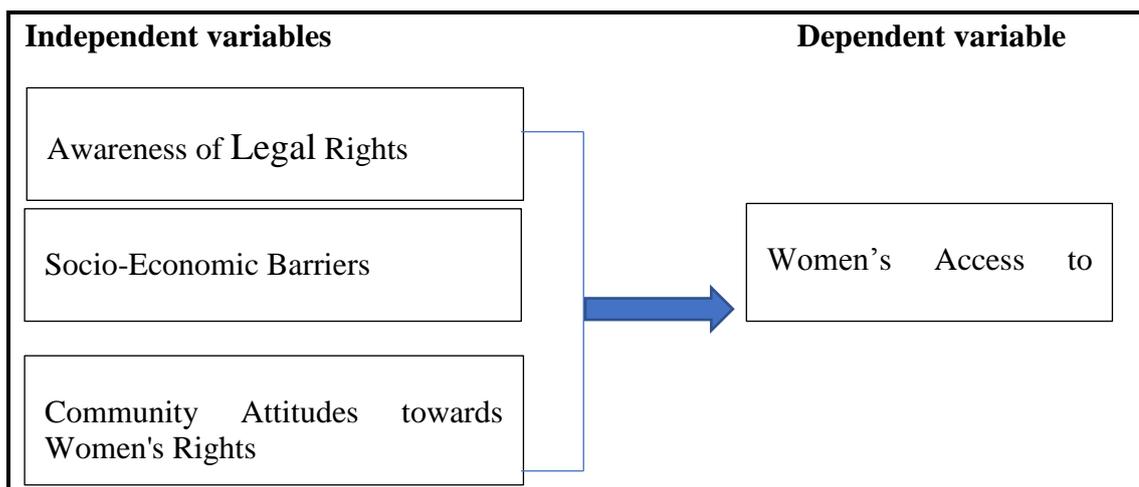


Figure 2.1: Conceptual Framework Model

Source: Constructed by (researcher, 2024)

2.9 Operationalization of Variables

2.9.1 Awareness of Legal Rights

This measures how well women understand their legal rights related to land ownership and control, including knowledge of relevant laws, policies, and procedures. High awareness reflects a comprehensive understanding of these rights, while low awareness indicates limited or no knowledge (Conner et al., 2021).

2.10 Socio-Economic Barriers

This includes socio-economic factors such as income, education, and employment, which may hinder women's ability to access and control land. High socio-economic barriers are characterized by lower income levels, limited education, and unstable employment (Patel & Kaur, 2022).

2.10.1 Community Attitudes towards Women's Rights

This evaluates how community attitudes and perceptions affect women's ability to access land. Positive attitudes facilitate access, while negative attitudes create barriers (Kumar & Singh, 2023).

2.10.2 Women's Access to Land

This measures how well women can acquire and control land, which is influenced by their level of awareness, socio-economic barriers, and community attitudes. It includes aspects such as land ownership status, control over land use, and decision-making authority related to land (Moyo & Nyamadzawo, 2023).

CHAPTER THREE

METHODOLOGY

3.0 Overview

This chapter outlines the methodology employed in the study. It details the study population, unit of analysis, and research location. Additionally, it covers data collection techniques, data processing and analysis methods, sample size, and sampling methodology. The chapter also addresses the ethical considerations that guided the research.

3.1 Research Paradigm

The pragmatism paradigm, introduced by Thomas Kuhn in 1970, describes the generalizations, beliefs, and principles held by experts regarding reality and knowledge. Contemporary social work research is shaped by various paradigms, including constructivism, post-positivism, participatory action frameworks, and pragmatism, all of which share fundamental philosophical characteristics (Creswell, 2009; Lincoln et al., 2011).

Pragmatism is chosen for this study because it allows for the use of the most effective methods to address real-world problems. It supports the integration of multiple sources of data and knowledge to answer research questions. This makes it well-suited for mixed methods research, which combines quantitative and qualitative data, as well as multimethod research, which uses various forms of data. The core principles of pragmatism involve the scientific method, where solutions are tested and validated, and align with democratic values. Pragmatists apply the most

appropriate research methods to tackle complex social issues, making pragmatism a fitting paradigm for research focused on practical and patient-oriented outcomes.

3.2 Research Design

This means the framework of research methods and techniques to be used by researcher to conduct the study. The research design allows the researcher to sharpen the research methods suitable for the subject matter and set up their studies for success. Here we imply the methods to apply, type of research methodology and techniques to be implemented. The researcher required to choose the methods to be used in a particular study (Ayim, 2020). Therefore, in this study of investigation aims to clarify women's access to land and associated rights, the study was descriptive research design at Ukerewe District Council.

This descriptive research design was selected because it was helpful to identify characteristics, frequencies, trends and categories study and emphasize for the specification of knowledge and therefore enhances proper and better analysis and the researcher used both qualitative and quantitative methods of data collection and analysis so as to capture the details and adequate information. Also, the use of both methods ensured the data in major means of effectively interpreted using the numbers, figures as well as the narrative (James, 2017).

3.3 Research Approach

For this study on investigating the barriers facing women in accessing land in the Ukerewe District, a mixed-method research approach was used. This approach combines both quantitative and qualitative methods to provide a thorough

understanding of the research problem. Quantitative methods, including surveys and statistical analysis, were employed to collect numerical data on factors affecting women's access to land, such as legal frameworks, socio-economic status, and land tenure systems.

Qualitative methods, such as interviews, focus group discussions, and textual analysis, were used to examine the lived experiences, perceptions, and attitudes of key stakeholders, including women, community leaders, and land administrators. By integrating these approaches, the study was able to triangulate findings, validate results, and gain in-depth insights into the complex dynamics of women's land access in the Ukerewe District. This mixed-method approach facilitated a more comprehensive exploration of the research topic, capturing both quantitative trends and qualitative nuances, thereby enhancing the credibility and depth of the study's findings.

3.4 Justification of the Study Area

The study was conducted on Ukerewe Main Island, which is also a district within the Mwanza Region of Tanzania. Ukerewe covers a total area of 6,400 square kilometers, with 640 square kilometers of land and 5,760 square kilometers of water from Lake Victoria. The district has a population of 260,831, distributed across 25 wards, 76 villages, and 38 islands, presenting a diverse and dynamic socio-economic environment for this research.

Ukerewe was selected for this study due to the significant challenges women face in accessing land, a crucial issue in the region where women's empowerment is

considered a key strategy for poverty reduction. Despite the efforts detailed in the Social and Economic Development Reports 2019, the district has made limited progress in alleviating poverty through women's empowerment and promoting gender equality. Although women's empowerment is frequently discussed in public discourse, issues of land control and ownership remain contentious. The conflict between public policies and laws that support women's land ownership and traditional customary laws complicates the situation, which is further exacerbated by strong patriarchal traditions. The Customary Declaration Order of 1963, as described by Manji (1996), governs marriages and property ownership among patrilineal communities, perpetuating gender disparities in land access.

Economically, Ukerewe relies heavily on business, with approximately 12% of the population employed in this sector. Additionally, 7.5% work in office jobs, and about 6% are employed in the fishery industry. Firewood and charcoal are the primary sources of energy for cooking, used by approximately 85% of the district's residents (URT, 2013). Despite these economic activities, Ukerewe faces a high poverty rate, with 48% of the population living below the poverty line (URT, 2018). These socio-economic conditions highlight the urgency and importance of investigating women's access to land in Ukerewe, making it a fitting focus for this research.

3.5 Study Population

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from Lake Victoria. The district has a population of 260,831, distributed across 25 wards, 76 villages, and 38 islands, presenting a diverse and dynamic socio-economic environment for this research.

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economic conditions highlight the urgency and importance of investigating women's access to land in Ukerewe, making it a fitting focus for this research.

3.6 Sampling Procedures

3.6.1 Simple random sampling

Simple random sampling, also known as random sampling or the method of chances, is a fundamental and straightforward probability sampling technique used to select samples from a population for various purposes (Saunders, 2012). This method is highly regarded for its ability to provide an unbiased representation of the population. However, like other sampling methods, it still faces concerns related to sampling error (Saunders, 2012). In simple random sampling, every member of the population has an equal chance of being selected. To effectively use this method, a sample size of more than a few hundred is generally required (Saunders, 2012). While the concept is easy to grasp, practical implementation can be challenging, especially when managing large sample sizes and creating a realistic sampling frame. For this study, a random selection of 130 respondents was conducted from two chosen wards, including individuals from diverse demographic backgrounds such as farmers, employed individuals, self-employed individuals, housewives, adults aged 18 years and older, and those with varying levels of education.

3.6.2 Purposive Sampling

Purposive sampling is a targeted strategy where specific settings, individuals, or events are intentionally chosen to provide crucial information that might not be obtained through other methods. This approach involves selecting cases or

participants for inclusion in a sample based on their perceived relevance to the research (Taherdoost, 2016). In Tanzania, women are the predominant smallholder farmers. However, due to the rural society's structure and prevailing customary laws, many women face inferior and insecure land rights compared to men. Adult women with children who do not have a spouse, especially in rural areas, encounter considerable difficulties in addressing land-related issues. For this study, purposive sampling was used to select a sample of women for participation. This approach was chosen to gather detailed information from participants who are expected to provide valuable insights into the subject matter.

3.7 Sampling Unit

The unit of analysis is a fundamental aspect of research, referring to the individuals or entities whose characteristics are measured. It is the central focus of investigation and guides researchers in exploring various phenomena. In this study, the unit of analysis consists of women who meet specific criteria, including those who are farmers, employed or self-employed individuals, housewives, adults aged 18 and above, and those with varying levels of education. These women are the primary subjects of examination, and their diverse attributes and experiences are essential to the research, shaping the exploration and analysis of relevant factors.

3.9 Data Collection Methods

A quantitative method was employed, using structured questionnaires for data collection. These questionnaires, which consist of a series of predefined questions answered by respondents, were chosen for their adaptability, cost-effectiveness, and

ease of administration. They provided a swift way for the researcher to engage with the sample population and ensured timely data collection. Confidentiality was maintained to gather accurate and unbiased information. The questionnaire was designed as a self-administered, structured tool, divided into four sections to evaluate respondents' knowledge, attitudes, and practices (KAP) regarding barriers faced by women in land ownership. Additionally, interviews were conducted to capture a range of opinions and experiences from residents of the Ukerewe district, offering valuable, in-depth insights into the research topic.

3.10 Data Analysis Methods

After completing the fieldwork, the collected data was organized and categorized according to its sources and any emerging themes or significant details noted during the fieldwork and secondary research. Quantitative data was analyzed using statistical software like the Statistical Package for the Social Sciences (SPSS), which helped generate tables showing frequencies and percentages. Qualitative data from key informant interviews and focus group discussions was analyzed thematically to identify recurring themes and patterns. This comprehensive approach ensured a thorough examination of both quantitative and qualitative data, thereby enhancing the understanding of the research findings.

3.11 Validity and Reliability of the Research Instruments

3.12 Validity of the Research Instruments

Validity, as defined by Chacha (2015), refers to how well research methods, techniques, and instruments measure what they are intended to measure, and the

accuracy of the resulting data. It involves ensuring that research tools effectively capture data relevant to the research problem, thus ensuring that the data collected is both accurate and truthful. In this study, all instruments were designed to collect data consistently across various subgroups within the study population. However, as research processes may not always unfold as expected, conducting a pilot study is recommended to assess the validity of the data collected.

3.12.1 Reliability of the Research Instruments

According to Adnan et al. (2013), reliability refers to the consistency of data produced through specific research methods. Aladuwaka and Momsen (2010) further define reliability as the degree to which results remain stable over time and accurately represent the entire population being studied. A reliable measurement provides consistent results when repeated, indicating its stability and accuracy. To ensure reliability, the researcher employed a test-retest approach, administering the same questionnaires and interview schedules to selected respondents on two separate occasions.

3.13 Ethical Considerations

Ethical considerations were central to the research process. The researcher secured a research clearance letter from the Open University of Tanzania, ensuring adherence to ethical standards. Participants were informed about the study's objectives and its potential benefits for both themselves and others. Due to the sensitive nature of the information being collected, principles of informed consent and voluntary

participation were strictly followed. Additionally, participant safety was prioritized through adherence to ethical research practices, with rigorous measures implemented to ensure confidentiality.

CHAPTER FOUR

RESEARCH FINDINGS, DATA ANALYSIS AND INTERPRETATION

4.1 Introduction

This chapter presents the demographic characteristics of the respondents, including their age, marital status, level of education, and occupation.

4.2 Demographic Information of Respondent

Under the section four the respondent was required to indicate their demographic information's like age, sex, education level and employment status of the respondent as indicated on the Table 4.1 below.

Table 4.1: Percentage Distribution of Demographic Characteristics of Respondents

Variable	Category	Frequency	Percentage (%)
Sex (Respondents)	Female	97	74.6
	Male	33	25.4
Age of respondents	18-25 Years	11	8.5
	26-35 Years	49	37.7
	36-45 Years	38	29.2
	46-55 Years	28	21.5
	Above 55 years	4	3.1
Education Level	Primary	76	58.5
	Secondary	26	20.0
	University	14	10.8
	College	13	10.0
	Other	1	0.8
Occupation	Civil Servant	16	12.3
	Self Employed	44	33.8
	House Wife	67	51.5
	Others	3	2.3

Source: Research data, (2023)

4.1.1 Gender of Respondents

Table 4.1 of the study results shows that 74.6% of respondents are female, while 25.5% are male. Despite the higher percentage of female respondents, the researcher explored gender imbalances to evaluate how gender affects involvement in activities related to women's access to land in the Ukerewe district. The findings indicate a gender gap in land ownership, with fewer female landowners compared to males. This highlights disparities in land ownership patterns between genders within the surveyed population.

4.1.2 Age of Respondent

The research findings indicate that age was a significant factor in understanding the barriers women face in accessing land in the Ukerewe district. Respondents provided their age in the questionnaire. According to Table 4.1, among the 128 respondents, 8.5% were between the ages of 18 and 25. The largest group consisted of respondents aged 26 to 35, making up 37.7% of the total, suggesting they were likely more familiar with the project. Respondents aged 36 to 45 represented 29.2%, while those aged 46 to 55 accounted for 21.5%. Only 3.1% of respondents were over 55 years old. These results suggest that the data were collected from individuals with a broad range of experiences regarding the barriers women face in accessing land.

4.1.3 Education Level of Respondent

The research findings highlight that age was a key factor in understanding the barriers women encounter in accessing land in the Ukerewe district. Table 4.1 shows that, out of 128 respondents, 8.5% were aged between 18 and 25. The largest group

was those aged 26 to 35, representing 37.7% of the total, which suggests they were likely more familiar with the issues related to the project. Respondents aged 36 to 45 made up 29.2%, while those aged 46 to 55 accounted for 21.5%. Only 3.1% of respondents were over 55 years old. These findings indicate that the data collection included a diverse range of individuals with varying levels of experience regarding the barriers women face in accessing land.

4.1.4 Occupation of the Respondent

This section presents the distribution of respondents based on their occupational status. Participants were asked to specify their employment status during the interview, as it was considered an important factor. According to the data, 12.3% of respondents were civil servants, 33.8% were self-employed, 51.5% were housewives, and 2.3% were engaged in other occupations.

4.2 Women's Awareness on Legal Rights Regarding Their Access to Land

Improving formal land markets offers an opportunity to enhance women's access to land. The results in Table 4.2 show a positive trend in women's awareness of their legal rights related to land access. The study indicates that a majority of respondents, 99 (76.2%) of whom were primarily female, responded negatively regarding land ownership. Additionally, 102 (78.5%) reported that they had not received government support in acquiring land. Furthermore, 96 (73.8%) respondents were unaware of their legal rights related to land access. Awareness of these rights was evaluated based on respondents' "yes" or "no" answers. When asked about improving tenure security, most of the 130 respondents agreed that the lack of land acquisition

contributes to better access to land for women in the Ukerewe district. They also recognized that enhancing decision-making power is a crucial factor.

Table 4.2: Women’s Awareness on Legal Rights Regarding Their Access to Land

Item	Responses	Frequency	Percentage
Own Land	No	99	76.2
	Yes	25	19.2
	Not applicable	1	7.7
	Missing	5	3.8
Total		130	100
Government support in getting land	No	102	78.5
	Yes	23	17.7
	Not applicable	1	0.8
	Missing	4	3.1
Total		130	100
Understanding legal right	No	96	73.8
	Yes	34	26.2
	Not applicable	0	0
	Missing	0	0
Total		130	100

During the interviews, respondents noted that historically, land was shared among community members, with property generally allocated to men. Over time, however, this practice evolved to favor specific men, with ownership rights becoming more restricted and shifting away from communal possession. Despite this change, men's dominance over women in land ownership persisted. Women in Ukerewe have unique views on their land rights; some choose to remain silent to avoid divorce or

violence, hoping to secure property inheritance for their children, particularly daughters, who might otherwise be excluded. Additionally, many respondents observed that men often prioritize keeping family property within their own lineage, thereby limiting women's access to property ownership.

The struggle for women's access to and ownership of land highlights a significant human rights issue, calling for greater involvement from both government and non-governmental organizations. Livelihood practices that restrict others' rights and access can also be environmentally unsustainable. The study identified persistent obstacles to women's pursuit of equal land rights, including administrative barriers, power imbalances, and regulatory constraints. These challenges often lead to the appropriation and exclusion of resources, benefiting the wealthy while disadvantaging the poor. The findings revealed a general lack of awareness among respondents regarding women's land rights, with married women frequently relying on their husbands for land use rights. There was noticeable dissatisfaction with women's land rights, as male control predominated in decisions about land use and cultivation practices.

4.3 The Socio-Economic Factors that Serve as Barriers to Women's Access to Land Ownership and Control in the Target Population

The research findings revealed that the majority of respondents identified socio-economic factors as significant obstacles to women's access to land in the Ukerewe district. Specifically, 68 respondents (52.3%) categorized these hindrances as very serious, while 60 respondents (46.2%) considered them serious. Only 2 respondents

(1.5%) viewed these factors as not serious, and 19 respondents (14.84%) reported inadequate knowledge about the issue.

Similarly, regarding the lack of implementation of existing laws, a substantial portion of respondents—78 (58.5%)—deemed it very serious, with an additional 53 (40.8%) considering it serious. Only 1 respondent (0.8%) did not regard this issue as serious, and 8 respondents (6.25%) cited inadequate knowledge. In terms of norms and power structures within communities and households, 38 respondents (29.2%) found them very serious, while 89 respondents (68.5%) considered them serious. Only 3 respondents (2.3%) did not view this issue as serious.

Regarding the lack of legal security systems to protect women from land grabbing, 67 respondents (51.5%) considered it very serious, and 59 respondents (45.4%) found it serious. Only 4 respondents (3.1%) did not regard this issue as serious.

Table 4.3: Socio-Economic Factors Hindering Women’s Access to Land

Socio-Economic Factors	Response		
	Very Serious	Serious	Not Serious
Socio-economic factors affecting women’s access to land			
Inadequate knowledge	68(52.3%)	60(46.2%)	2(1.5%)
Lack of implementation of existing laws	76(58.5%)	53(40.8%)	1(0.8%)
Norms and power structures within communities and households	38(29.2)	89(68.5%)	3(2.3%)
lack of legal security systems to protect women against land grabbing	67(51.5%)	59(45.4%)	4(3.1%)
Negative attitudes towards women’s influence	79(60.8%)	50(38.5%)	1(0.8%)
Insufficient income	87(66.9%)	40(30.8%)	3(2.3%)

The study's findings indicate that socio-economic factors affecting women's access to land in the Ukerewe district stem from various sources, including customary practices and legal frameworks. Property rights are often governed by societal norms, where land is collectively owned or controlled by families, clans, or villages. In such systems, members gain land use rights through inheritance, purchase, clearing, or leasing. Typically, women acquire land rights as daughters, wives, or sisters through inheritance. These limitations on women's access to land become more pronounced during times of land scarcity and increased pressure on men's landholdings. As a result, women are often discouraged from exercising their rights to purchase or lease land, as illustrated in Table 4.3.

4.4 Community Perception Regarding Women's Access to Land Among Women in Control of Land

The table below shows the community's views on women's access to land among those who control land. The results reveal that most respondents, 99 (76.2%), attribute barriers to women's access to land to a lack of time for regular consultations. Additionally, 22 (16.9%) cite unaffordable consultation fees, while 2 (1.5%) mention the absence of such services. Overall, these findings indicate limited negative community involvement in women's access to land among women who control land. Furthermore, the majority of respondents agree that the community plays a crucial role as key stakeholders in women's access to land.

Table 4.4: Community Perception Regarding Women’s Access to Land Among Women in Control of Land

	Community Perception	Frequency	Percent
Valid	Lack of time to go and on a regular basis	99	76.2%
	Unaffordable consultation fees	22	16.9%
	Lack of such services	2	1.5%
	Others (Specify)	2	1.5%
	Non	5	3.8%
Total		130	100

During the interview, a 32-year-old female respondent from the Ukerewe district shared insights on how female participants perceive their control over family resources. This includes land produce, consumption choices, crop sales, forestry products, and income. The findings indicate that while instances of complete lack of control were relatively rare, they had a significant impact on women's rights, especially for married women.

The findings suggest that married women frequently have less control over their finances compared to men. Conversations between spouses in situations where gender-based advantages in land use are evident highlighted a gender disparity in resource allocation within households. These differences underscore how women's limited negotiating power can adversely affect their land rights.

4.5 Discussion

The study's findings provide valuable insights into the community's perception of women's access to land, particularly among women who manage land. Several key points emerged: Firstly, 76.2% of respondents agreed that a lack of time for regular consultations is a significant barrier to women's access to land. This suggests that limited time for consultations may hinder effective participation in land-related decision-making. Various factors, such as competing responsibilities or obligations, may contribute to this issue. To address this, it is essential to create opportunities for meaningful participation and ensure that women's voices are considered in land management.

Secondly, 16.9% of respondents identified unaffordable consultation fees as a barrier. This highlights the financial constraints women face when accessing services related to land tenure. Financial issues can marginalize vulnerable groups and obstruct their ability to engage in land-related processes. Solutions might include offering subsidized or free consultation services and improving financial literacy and empowerment among women.

Additionally, 1.5% of respondents mentioned a lack of available consultation services as a barrier. Although this percentage is small, it indicates gaps in the availability of support for women dealing with land issues. Ensuring accessible and responsive consultation services is crucial for informed decision-making and empowering women. Overall, while the study reveals challenges and constraints, it also shows that the community recognizes its role as key stakeholders in women's

access to land. This recognition points to the potential for community-driven solutions and collaborative efforts to address barriers and promote gender-responsive land management. By fostering inclusive participation and enhancing support mechanisms, communities can significantly advance gender equality and women's empowerment in land tenure.

4.6 Summary

The study on women's access to land in the Ukerewe district provides a thorough analysis of the socio-economic factors affecting women's land ownership. Through both quantitative and qualitative methods, the research identifies major barriers to accessing and controlling land, including lack of legal security, inadequate knowledge of land rights, and entrenched socio-cultural norms. It also highlights gender disparities in resource control within households, with married women often having less control over family resources than men. Despite these obstacles, the study points to opportunities for improvement, such as raising community awareness and strengthening legal frameworks to protect women's land rights. Overall, the findings emphasize the complex interplay of legal, economic, and cultural factors and underscore the need for targeted interventions to address these challenges effectively.

CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDATIONS

5.1 Introduction

This chapter summarizes the entire study's findings and provides directions for further research. It consists of three sub-sections: a summary of the findings, conclusions, and recommendations.

5.2 Summary of the Finds

This study aimed to investigate the various obstacles that prevent women from accessing and controlling land in Ukerewe District, focusing on understanding the social, economic, and cultural challenges they face. The research sought to highlight how factors such as legal awareness and social and cultural norms impact women's land rights. Employing a mixed-methods approach, the study combined quantitative data from surveys with qualitative insights from interviews. Data collection targeted a diverse sample of women in Ukerewe District, gathering information on demographics, legal rights understanding, socio-economic barriers, and community attitudes. This comprehensive approach offered an in-depth view of the constraints affecting women's land access and control.

The findings revealed that most respondents were women with low educational attainment, which likely contributes to their limited understanding of legal rights related to land. Many women reported being unaware of their legal rights and indicated a lack of government support, highlighting a significant gap in both knowledge and access. Socio-economic barriers were prevalent, including inadequate

skills, poor enforcement of legal protections, and entrenched social and cultural norms that restricted women's land ownership. Community perspectives showed some recognition of the need for support but also identified ongoing challenges, such as unaffordable consultation fees and limited access to services. These insights underscore the complexity of the issue and the necessity for targeted interventions to effectively address these barriers.

5.3 Conclusion

The study's findings reveal significant challenges for women in securing land ownership and property rights, primarily due to deeply rooted societal and cultural norms. Traditional practices often dictate that only male heirs inherit parental property, leaving women marginalized in land matters. Dowries frequently serve as the main method for women to acquire property, leading to a higher proportion of land registered in men's names in Ukerewe district compared to the two wards studied. Additionally, women in the district face restrictions imposed by traditional gender roles, which limit their participation in public life and decision-making processes.

This lack of agency extends to property ownership, where men usually make decisions even when women legally own the land. Ineffective legal provisions and prevailing social perceptions further hinder women's ability to exercise their land rights. While legislative reforms could provide a solution, rural women often lack awareness of existing laws due to inadequate information dissemination. Challenges in land offices, including mistrust, lack of support, and a male-dominated

environment, exacerbate these issues. Addressing these barriers requires not only legal reforms but also gender-inclusive workplace environments and administrative procedures to promote women's land rights and equality.

5.4 Recommendations

5.4.1 Recommendations for Practical use

For Policy Makers:

Policymakers should prioritize reviewing and harmonizing existing land and property laws to eliminate outdated and conflicting provisions. This includes updating the Land Laws, the National Land Policy, and the Marriage Act to align with contemporary standards of gender equality and property rights. Strengthening legal frameworks to ensure that legal rules take precedence over customary practices is also crucial. Additionally, policymakers should allocate more resources to law enforcement agencies and land institutions to enhance their capacity to effectively enforce property rights. This involves investing in training for officials to ensure fair and unbiased decisions in land disputes involving women.

For Community Leaders:

Community leaders play an important role in creating and reinforcing social norms. They should actively promote gender equality and defend women's land ownership rights within their communities. Social initiatives, such as awareness campaigns and educational programs, can help challenge discriminatory practices and support women's access to land. Leaders should also facilitate dialogue between traditional and legal authorities to ensure that legal protection is fully integrated into community practices.

For Parents:

Parents should be encouraged to educate their children about gender equality and property rights from an early age. This includes fostering an environment where both boys and girls understand and respect the concept of equal land rights. Parents can also play a role in defending their daughters' rights in societies where traditional practices often undermine women's land ownership. By promoting these values within the family, parents can contribute to a broader cultural shift toward gender equality in land ownership.

5.4.2 Recommendations for Future Research**Identifying Limitations:**

Future research should evaluate the effectiveness of existing legal reforms and their impact on women's land rights across different regions of Tanzania. Studies should assess how specific legal changes have influenced women's access to and control over land, particularly in rural areas where traditional customs are strongly entrenched. Additionally, research should investigate the experiences of women who have successfully navigated legal and customary barriers, offering insights into best practices and successful strategies.

Recommended Further Training:

Future studies could evaluate the role of legal aid services and their effectiveness in helping women with land rights issues. Research might also examine the impact of social interventions on improving women's access to land and explore how these interventions can be scaled or replicated in other regions. Comparative studies

between regions with varying levels of legal and institutional support can offer valuable insights into best practices for enhancing women's land rights.

Technical Improvements:

Methodological improvements for future research could involve using longitudinal studies to track changes in women's land rights over time and assess the long-term effects of legislative and policy reforms. Additionally, incorporating participatory research methods that involve women directly in the research process can yield more meaningful and contextually relevant results. These methods can help ensure that research findings more accurately reflect women's lived experiences in accessing and managing land.

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APPENDICES

Appendix 1: Questionnaires

PART I. BACKGROUND INFORMATION

Date Duration (hours)

1. Name of respondent.....

2. Respondent's year of birth.....Contact (s) if any.....

3. Name of Division

4. Name of Ward

5. Name of VillageHamlet

6. Age category

1. 18 - 25 ()

2. 25 – 30 ()

3. 30 – 35 ()

4. 35 – 40 ()

5. 40 – 45 ()

6. 45 – 50 ()

7. 50 and above ()

7. Marital status

- | | | | |
|-------------|--------------------------|--------------|--------------------------|
| 1. Married | <input type="checkbox"/> | 3. Widow | <input type="checkbox"/> |
| 2. Single | <input type="checkbox"/> | 4. Separated | <input type="checkbox"/> |
| 5. Divorced | <input type="checkbox"/> | | |

8. Education

- 1. Primary Education ()
- 2. Secondary Education ()
- 3. College ()
- 4. University ()
- 5. Others specify

9. Occupation

- 1. Private employment ()
- 2. Civil servant ()
- 3. Self-employed ()
- 4. Housewife ()
- 5. Others specify

10. Enter number of people in your household according to sex and age

S/N	Name of HH member (s)	Relationship with HH	Sex	Year of birth	occupation	level of education

11. What is the status of where you live?

- a. Own house ()
- b. Rented house ()
- c. Parents House ()
- d. Inherited ()

PART II: AWARENESS LEVELS

12. Do you own land?

. --	- --
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13. If yes, how did you get it?

- a. Inherited ()
- b. Purchased ()
- c. Given as a gift ()
- d. Rented ()
- e. Borrowed ()
- f. Others (specify)

14. If purchased, how much did you buy it?

.....

15. If purchased, where did you get money to buy the land? Have you ever received training related to legal right land? Yes () No ()

16. If yes what was that helpful on understanding legal right?

.....

17. Do you get any government support in getting land? Yes () No ()

18. Which kind of support do you get?

- 1. Legal support []
- 2. Information on where the land is available []
- 3. Land survey []
- 4. Others (specify)

PART III: SOCIO-ECONOMIC FACTORS AFFECTING WOMEN'S ACCESS TO LAND

19. What is your income bracket per month in Tanzania shillings? (Please tick as applicable) Below

- 1. 100,000 []
- 2. 150,000 []
- 3. 200,000 []
- 4. 250,000 and Above []
- 5. None of the above []

16. What is your current occupation?

Socio-economic factors affecting women's access to land	Very Serious	Serious	Not Serious
Inadequate knowledge			
Lack of implementation of existing laws			
Traditional and social practices			
Norms and power structures within communities and households			
lack of legal security systems to protect women against land grabbing			
Archaic and conflicting			
Negative attitudes towards women's influence			
Capability and reputation			
Outdated customs			
Insufficient income			

PART 1V: COMMUNITY PERCEPTION

20. Do you engage in any land related activity?

Yes [] No []

27. Do women get any government assistance / support while engaging in land conflict? Yes [] No []

28. Are there any legal support services given by women in your area?

Yes [] No []

29. If yes from whom support is sight?

30. What challenges do you face women on accessing the land legal services?

1. Lack of time to go and on a regular basis []

2. Lack of such services []

3. Unaffordable consultation fees

4. Others (Specify)

31. Do women need more knowledge about their land rights?

Yes [] No [] If yes, why?.....

32. Based on Community Perception what do you think as the main obstacles that hinder women to achieve land ownership and? inheritance rights?

APPENDIX 2: Interview guide Commissioner for Lands, Ukerewe District

- a) Name
- b) Age
- c) Gender
- d) How long have you been working here?
- e) Have you ever come across such claims over women land ownership and controlling rights?
- f) Can you tell me some of those claims which relates to women and how they affect their lives?
- g) Do women have right of co-occupancy with their spouses on issues of land?
- h) If they deserve to have co-occupancy, why do they face problems on ownership rights?
- i) Do the ordinary people have enough knowledge about their rights especially land rights? If no, what do you think is the obstacle?
- j) Does accessibility to credit and financial loans depend on land ownership? If yes, how?
- k) Which aspect of the customary law do you think need to be reformed to ensure equal rights in land ownership between men and women? Why?

APPENDIX 3: Interview guide for village leaders

a) Name

b) Age

c) Gender

d) Level of education

e) Name of the village

f) What are your roles as a leader?

g) Do you have any experience in land division for your village mates particularly women? If yes, how the divisions of land to women look like?

h) What would happen if a woman loses her husband upon death, will that woman still own and control of the land of her late husband or the land will be given to someone else and why?

i) Which group between men and women are in great chance of getting and accessing and controlling of land and why?

j) Do you see any problem in the current land rights system for women? If yes what changes would you like to be put in place in order to solve the problem?

k) Have you ever experienced land conflicts in any family upon the issues of women controlling and ownership of land, selling and using? If yes, would you please explain situation and the outcomes?

i) Could you explain how land act as important driving force for improvement of livelihood of women in your village?

m) Is there any difference in living standard between women those who own land and those who don't? If yes, how does it look like?

RESEARCH LETTERS

THE UNITED REPUBLIC OF TANZANIA

MINISTRY OF EDUCATION, SCIENCE AND TECHNOLOGY



THE OPEN UNIVERSITY OF TANZANIA



Ref. No OUT/PG202086137

13th November, 2023

District Executive Director (DED),

Ukerewe District Council,

P.O.Box 41,

MWANZA.

Dear Director,

RE: RESEARCH CLEARANCE FOR MR. FRANK WINFRID KOMBA, REG NO: PG202086137

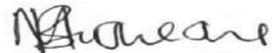
2. The Open University of Tanzania was established by an Act of Parliament No. 17 of 1992, which became operational on the 1st March 1993 by public notice No.55 in the official Gazette. The Act was however replaced by the Open University of Tanzania Charter of 2005, which became operational on 1st January 2007. In line with the Charter, the Open University of Tanzania mission is to generate and apply knowledge through research.

3. To facilitate and to simplify research process therefore, the act empowers the Vice Chancellor of the Open University of Tanzania to issue research clearance, on behalf of the Government of Tanzania and Tanzania Commission for Science and Technology, to both its staff and students who are doing research in Tanzania. With this brief background, the purpose of this letter is to introduce to you Mr. Frank Winfred Komba, Reg. No: PG202086137, pursuing Master of Arts in Gender Studies (MAGS). We here by grant this clearance to conduct a research titled “An Investigation on the Barriers Facing Women in Accessing Land in Ukerewe District, Mwanza Region”. He will collect his data at your area from 14th November 2023 to 30th December 2023.

4. In case you need any further information, kindly do not hesitate to contact the Deputy Vice Chancellor (Academic) of the Open University of Tanzania, P.O.Box 23409, Dar es Salaam. Tel: 022-2-2668820. We lastly thank you in advance for your assumed cooperation and facilitation of this research academic activity.

Yours sincerely,

THE OPEN UNIVERSITY OF TANZANIA



Prof. Magreth S. Bushesha

For: VICE CHANCELLOR



**JAMHURI YA MUUNGANO WA TANZANIA
OFISI YA RAIS
TAWALA ZA MIKOA NA SERIKALI ZA MITAA
HALMASHAURI YA WILAYA YA UKEREWE**



Simu: +255 282515056/+255 685 304 646
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Ofisi ya Mkurugenzi Mtendaji,
Halmashauri ya Wilaya ya Ukerewe,
1 Barabara ya Halmashauri,
33682 Bukongo,
S.L.P 41,
UKEREWE/MWANZA.

Unapojibu tafadhali taja:

Kumb. Na. GA. 268/327/01B/2

22/12/2023

Watendaji wa Kata,
Kata ya Muriti na Kata ya Murutunguru,
S.L.P 41,
NANSIO – UKEREWE.

YAH: KUMTAMBULISHA NDUGU FRANK WINFRID KOMBA

Tafadhali rejea somo tajwa hapo juu.

2. Ofisi ya Mkurugenzi Wilaya ya Ukerewe imepokea barua kutoka **Chuo Huria cha Tanzania** inayohusu kufanya utafiti wa Ndugu Frank Winfrid Komba katika Wilaya ya Ukerewe Kata ya Muriti na Kata ya Murutunguru.
3. Kwa barua hii namtambulisha kwenu mtajwa hapo juu ambaye ni Ndugu Frank Winfrid Komba mwanafunzi kutoka Chuo Huria cha Tanzania. Anakusudia kufanya utafiti unaohusu **"Uchunguzi wa vikwazo vinavyo wakabili wanawake katika kupata ardhi Wilaya ya Ukerewe"** kuanzia tarehe 14/11/2023 hadi tarehe 30/12/2023.
4. Hivyo mnatakiwa kumpatia ushirikiano wa kutosha wakati wa kufanya kazi yake ya utafiti na wakati wote azingatie maudhui ya utafiti wake na si vinginevyo.
5. Nawatakiwa utekelezaji mwema.

Julius H. Ludete

**Kny: MKURUGENZI MTENDAJI (W)
UKEREWE**

Kny MKURUGENZI MTENDAJI
UKEREWE