



**COLLEGE OF ARTS AND SOCIAL SCIENCES  
SCHOOL OF GOVERNANCE**

**MASTER OF SOCIAL SCIENCES IN LOCAL GOVERNANCE STUDIES  
ACADEMIC YEAR, 2018-2020**

**THE CONTRIBUTION OF THE NEW LAND LAW TO THE WOMEN'S  
EMPOWERMENT IN RWANDA  
A Case Study of Nyamasheke District, Western Province, Rwanda**

**A thesis submitted to the school of governance in partial fulfilment of the requirements for  
the award of a Master of Social Sciences in local governance studies.**

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## **APPROVAL**

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## DECLARATION

This research project is my original work and has not been presented for degree or any other institution of higher learning. No part of this work should be reproduced without the author's consent or that of University of Rwanda.

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## **DEDICATION**

This research is dedicated to the memory of my beloved husband, NKUNDUKOZERA Gervais to my beloved sons, MUGISHA Gaddielle and HIRWA Rooney.

## **ACKNOWLEDGEMENT**

This research is a result of effort of people and institutions. Special thanks are addressed to UR staff, for equipping me with the knowledge that enabled me to accomplish this study. Most thanks are extended to my supervisor, Dr MUKABERA Josephine for her supports, and advice, patience and guidance which has been essential to the completion of this work. I wish to express my gratitude to my employer, MINALOC who gave me the scholarship of master's program and allowed me to pursue this program at the same time working. My sincere appreciation is addressed to the field leaders especially, Mayor of Nyamasheke District, Executive secretary of Kagano sectors, land Manager of Kagano Sector, Agronomist of Kagano Sector, Kagano Umurenge Sacco Manager and women of Kagano Sector who contributed in Data collection. I cannot conclude without thanking my classmates, colleagues for their moral support throughout my studied. I thank once again my both simple and extended family members, for encouragement and financial support to the master's program, thank you all.

**MUKARUGOMWA Noella**

## **LIST OF ABBREVIATION AND ACRONYMS**

FAO	: Food and Agriculture Organization
GoR	: Government of Rwanda
HIV	: Human Immunodeficiency Virus
LTR	: Land Tenure Regularization
NGOs	: Non-Governmental Organizations
NRM	: Natural Resources Management
SACCO	: Savings and Credit Cooperatives
SPSS	: Statistical Package for Social Sciences
UN	: United Nations
UR	: University of Rwanda
WLR	: Women Land Rights

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## ABSTRACT

This study examined the contribution of new land law to women empowerment of Nyamasheke District, Rwanda. The specific objectives are to describe the socioeconomic rights enjoyed by women in line with the new land law, to assess the benefits of land laws in promoting women's empowerment in addition to identifying challenges associated with the implementation of new land law for women, finally the study, proposed potential strategies to improve the implementation of new land law. A descriptive research design was used with both qualitative and quantitative approaches, the target population was women and local leaders of Nyamasheke District. The sample size was 348 women and 4 local leaders, purposive sampling technique was used for selecting respondents. Primary data was obtained using a questionnaire. Information was gathered, classified and coded for analysis. Findings were presented in form of percentage into tables. The study showed that, 147 (42.24%) of respondents, enjoyed alienation rights, which is the right to transfer, to sell and inheriting land. Furthermore, the findings deduced that there has been a significant difference in mean of income owned by women of Nyamasheke before and after the new land law, this proof women's economic empowerment due to new land law. In addition, the new land law has contributed to the women social empowerment, because the findings confirmed that now the women's opinion and views are recognized in their family as well as in the whole society, and women are able to make life determining decision through different problems in the society. Findings showed that the likely challenges linked to the implementation of new land law for women are poor interpretation of the law and poor services delivered by land officers in local administration. In addition to that, the cost of land mutation services and land taxes are still high vis a vis women income capacity. Finally, the study deduced potential strategies to improve the implementation of new land law that are to increase land services awareness campaign, to harmonize the land services cost to its size, furthermore suggesting land officers to only charge taxes on land that is generating regular income.

**Key words:** Contribution; Land Law; women empowerment

## **CHAPTER ONE**

### **GENERAL INTRODUCTION**

#### **1.0 Introduction and Background**

Land law makes an influence to make sure social and economic advance in rural and urban locales, supporting poverty decrease and promoting gender equality and harmony and safety (Grabe, 2010). Also, land law makes confidence about what can be done with land or property and its use can generate economic opportunities and paybacks through investment, improving well-being, financial constancy and individual safety (Teignier, 2016). Furthermore, in the exploitation of nature resources, land law is indispensable to ensuring comprehensive and maintainable economic growth and in respecting, defending and accomplishing the human rights of people (McKinsey, 2018)

Land law is essential for creating an atmosphere at the countrywide level, for providing sustainable incomes and eliminating poverty (Johnson, 2016), poverty often stalks from disempowerment, elimination and discrimination. The land law raises development over strengthening the expressions of individuals and societies, as long as access to justice, ensuring due procedure and establishing preparations for the violation of rights (FAO, 2011). Safety of livelihoods, housing, tenure and agreements can empower and enable the poor to defend themselves in contradiction of violations of their rights (McKinsey, 2018).

In consideration of the historical discrimination shared by many women in control over resource a women's ability to possess, succeed and control land property is totally important to her capacity to acquire resources and contribute to the economic sector (Chamorro, 2002). Many women did not have legal tenure rights to land (Deininger 2003), which lead to women's dependence on husbands, land-owning families and limit their right to use land (example access to credit or use of land for other productive services) (FAO, 2011). Some of Women's land rights barriers, cultural and legal barriers are including and are considered like the fences that affects women to have access and rights on land (Wiing, 2013).

Women's land rights have not been enforced in Rwanda (Uwayezu, 2001). Traditionally, land proprietorship was honor of male and land rights was inherited from father to son (Rurangwa, 2002).

This system prohibited female from land ownership (Ali, 2014) and regulations on land have been under male control. These challenges affect female and male in practice (Palavarapu, 2011) and may affect negatively their empowerment. The newly promulgated law of no 22 of 15th November 1999 regulating inheritance gave women the right to inherit land "all legitimate children under civil law shall inherit without discrimination between men and boys and girl children" asserted in Article 50 (Daley, 2010), equal rights to owner land for all citizens was enforced by LTR, specified in Organic land law of 2005. Currently, female have rights to land equally with men and entitled to male their own land autonomously owing to their land rights are registered. Secure female land rights may enable them, statement of national land policy (Republic of Rwanda, 2004), this will affect decision related to provide more confected and will put in land affairs they could have accessibility to other opportunities such as land and possessing the rights to credit to obtain a fund to practice other commercial activities and their value will be increased in the family. Then, our research aimed at investigating whether, Rwanda new land law has contributed to women's empowerment especially in Nyamasheke District.

Women have little access to land than men did in all areas and societies. Although many persons in developing countries did have security of ownership rights and accessibility to drivable assets (FAO, 2011), female across less developed countries are frequency fewer accessibility to be of little quality contrary to male (FAO, 2011). A significant impact on the development containing the reduction of poverty and growth of economy emanate from increasing's female access to power of properties (FAO, 2011). In decreasing starvation, famine and shortage, rural female in special are at the planned center as they contribute to food security, dietary and children 's wellbeing. Even though the number of malnourished persons worldwide is decreasing to some extent, about 870 million of individuals or 1/8 is famished, assessed by FAO. Near 3 million of children perish every year from under nourishing prior their anniversary of 5 years (FAO, 2012). Taking into consideration on family security, it is pertinent to focus people' revenue, land when female is succeeding than male, they expend revenue from these assets on their children's food and education (FAO, 2007).

A research carried out in central America demonstrates that an increase in women possessing land are associated with growths of in family nourishment costs and degree of children education (Kart and Chamorro, 2002), likewise, a research conducted in Nepal proposes that children of mothers who have land tend to be overweight owing to women's power over family income (Allendorf, 2007).

Moreover, the survey indicates a significant relationship between resources (land properties) that the female owns at the time of wedding and sharing family expenses allocated to nourishment, learning, well-being and children's wear (Quisumbing, 2002). Numerous determinants of social-cultural female's accessibility to family assets. Most of global female as de facto heads contribute more to the process of making decisions on properties at family and societal levels, this is male-controlled system. In this society women do not equal right compared to men (FAO, 2011).

Most of the female have a right to land pertinent for producing foods and generating income relying on birth and married members. Consequently, when a partner passing away and the family decide for divorce the land rights titles also change according to the court resolutions. Female rights to land may not rely on their matrimonial rank for being secure (FAO, 2007) and involvements necessity on female's rights to accessibility land emanating from traditional and social determinants that prohibit female from having access to land rights.

This research will present the contribution of land law on women's empowerment in Rural District of Nyamasheke where the primary source of their income is land, the researchers will investigate whether rural women and enjoy their land rights.

### **1.1 Problem statement**

Basically, female rights to land largely entail, housing, nourishment and food security but also capacity to achieve enablement, social status in the society and administrative position (Haddad, 1999). This was asserted by (Allendorf, 2007), where the author argued that usually, preserving and recognizing female's land rights may improve produces in farming activities and common family decision making process but also increase od total available assets to households for dietary safety (Allendorf, 2007). Therefore, the female all over the world are categorized in the context of their accessibility to proprietorship of land and revenue generated from it (Deingiger,

2003). Moreover, female rights capacity to have accessibility to land and to right, using and defending their land rights and other asserts is deteriorated by their status in the family and society, likewise as biased customary or statutory rules (SOFA, 2011). Historically, until 1999, in Rwanda, land rights for women were not recognized (Uwayezu 2011). In order to granddaughters the right to inherit land and give wives rights to matrimonial property, conjugal systems, freedom and success on law adopted in 1999 with the purpose ratify the way in which hereditary has been adopted and established in law system of the country, and clear to disruption with pertinent types of customary law prohibited female to have access to land, it decided girls the right to possess land when their parents passed away therefore, this law is not ex post factor. This law provided women rights to married ownership (Polavarapu, 2011). Moreover, national land policy of 2004 and the law governing land of 2005 edited in 2013, argue that all Rwanda's could like equal accessibility to land deprived of judgment, particularly male and female would enjoy of equal rights to land family were qualified for joining matrimonial land titles (GoR, 2005).

Obviously, in Rwanda, until 1999, female land rights have been not accepted (Uwayezu, 2001), land proprietorship has been given opportunity to male and land rights source of pride of female and male land rights has been hereditary from father to son according to Rwanda Custom (Rurangwa, 2002) this system allowed men to take decision only and prevented a woman from land ownership (Ali et al., 2014). Those problems hinder extensive women and men equality in practice (Palavarapu, 2011) and it could fence women's empowerment.

In the official gazette no 22 of 15<sup>th</sup> November 1999, there is a published new inheritance law, which gives the female the rights to receive land. Article argues that all valid children under civil law will have equal right without any separation between men and women children (Daley et al, 2010) in organic land law of 2005, LTR had executed equal proprietorship of land rights for all citizens. Today, female are land proprietors in the same way with male, their land rights are recorded and permitted to mark them possess decisions on their land freely. Secure women land rights would empower them it is a statement of the National land policy (Republic of Rwanda, 2004), this will influence decisions concerning and provide added self-assurance and commitment to capitalize in land moreover they would obtain accessibility to credit to have a fund to practice other commercial activities and their value will be increased in the family.



After (LTR) implementation, more research has been conducted (Ali et al, 2014) carried out studies in the domain of land rights therefore, are clearly attentive and emphasis on if and how female land rights are accepted and recorded for the duration of LTR, furthermore, (Ndizeye, 2016) in his research, he studied the impact of land registration on the welfare of landowners in general but no one has provided how women's land right has empowered women as the one who has been controlled by male owing to social-culture principles in Rwanda (Polavarapu, 2011), today, the female have accessibility to land lights, this research will investigate the contribution of land rights concerning women's empowerment. It will focus more on describing the socio-economic rights enjoyed by women and assessing the benefits of land rights in promoting women's empowerment in Nyamasheke District. This research has also investigated whether securing land rights' in Rwanda lead to women's empowerment in Nyamasheke District. Nyamasheke District is among the Rural District in Rwanda which mean the women of this district depend on land to survive and get power, also when women know their land rights, they contribute in poverty reduction because they can decide how and what to use land for as a rural district, the women of Nyamasheke District depend on land, land is their main source of income and power, here the researcher needs to assess whether women of Nyamasheke District know and enjoy their land Right

## **1.2 Research Objectives**

### ***1.2.1 General Objective***

The general objective of this research is to assess the contribution of the new land law to the women' empowerment in Rwanda

### ***1.2.2 Specific Objectives***

1. To describe socio-economic rights enjoyed by women in line with the new land law in Nyamasheke;
2. To assess the benefits of the new land law in promoting women's empowerment in Nyamasheke;
3. To identify challenges linked with the implementation of new land law for women in Nyamasheke; and
4. To propose potential strategies to improve implementation of the new land law in favor of women's rights in Nyamasheke.

### **1.3 Research Questions**

1. What are socio-economic rights enjoyed by women in line with the new land law in Nyamasheke?
2. What are the benefits of the new land law in promoting women's empowerment in Nyamasheke?
3. What are challenges linked with implementation of the new land law for women in Nyamasheke?
4. What are potential strategies to improve implementation of the new law in favor of women's rights in Nyamasheke?

### **1.4 Hypotheses of the study**

The study was conducted to verify the following hypotheses:

H<sub>0</sub>: There is no significant contribution between new land law to women empowerment I Rwanda; and

H<sub>1</sub>: There is significant contribution between new land law to women empowerment I Rwanda

### **1.5 Significance of the Study**

#### ***1.5.1 Personal level***

The study will help the researcher to gain knowledge in conducting a research through data collection and interpretation. The information which will be obtained will also help the researcher to contribute on suggesting some strategies to improve the implementation of new land law in favor of women's empowerment.

#### ***1.5.2 Community level***

Because our study area is in Nyamasheke District, the women of this District will benefit from this study in the line of showing them the opportunities which are in new land law, because the research will identify the socio-economic rights of the new land law and the benefits of the new land law to empower women of Nyamasheke District.

#### ***1.5.3 Scientific level***

Information got from this research will help other researchers in the domain to acquire knowledge on the related field of study. Furthermore, the information got from this research will add the existing literature concerning new land law and women's empowerment.

#### ***1.5.4 Government level***

The information got from this research will be useful to the already existing knowledge in the field of land law and land registration policies. Managers in this field may refer to this information and use it as a guide to assist them in effective management practices and yardstick to address the need for women's empowerment.

### **1.6 Scope of the Study**

#### ***1.6.1 Geographic Scope***

The present study was undertaken in one sector of Nyamasheke District, Western Province of Rwanda. As Nyamasheke is rural district, this will help the researcher to know if rural women know and enjoy their land rights and verify at which level land rights have empowered them.

#### ***1.6.2 Time Scope***

The research period of this survey will be from 2014 up to 2018. It implies that, the study period will be for five years with an essence of having a good image on the better change assessment of the new land law and women's empowerment, five years will help the research to well compare and verify the rural women's progress due to new land law and how the new land law has improved the livelihood of rural women of Nyamasheke District. As credit will be one of the indicators to assess women's progress, we need enough period to verifier this indicator because Umurenge Sacco credit is customary ranging between 2 and 5 years.

#### ***1.6.3 Content scope***

This research aimed at surveying the socio-economic rights enjoyed by women in line with the new land law in Nyamasheke District, it will also assess the benefits of the new land law in promoting women's empowerment in Nyamasheke District.

### **1.7 Organization of the Study**

This thesis comprises five chapters:

The first chapter provides general introduction to examine the contribution of new land law to women's empowerment, background to the study, research design objectives, research questions, significance and scope of the study.

Chapter two will describe the concepts of new land law and its contribution to women's empowerment, socio-economic rights of the new land, new land benefits and women's empowerment, implementation of new land law and women's right, it will review writings and provide the introduction on land tenure in Rwanda.

Chapter three will present and explain the methodology to use to collect data, technical of data, sampling technique and limitation in gathering information.

The fourth chapter will present and analyze the result of information from the research domain, that regarding ideas, perception of perceptive and comments from the study, it will give information whether new land law has contributed to women's empowerment or not base findings discovered and presented.

This is the last chapter and evaluates the completion of study objectives by giving responses to research questions. Recommendations for further studies were discussed in this chapter.

## **CHAPTER TWO**

### **LITERATURE REVIEW**

#### **2.0 Introduction**

Chapter two develops the terms of women land rights, socio-economic benefits of land rights to women's empowerment. Moreover, literature review explains land tenure reforms adopted in order to guarantee equal land rights between female and male, boys and girls. It shows scientific and empirical evidences from past studies, but also explains different terms utilized for building relevant theories.

#### **2.1 Definition of concepts**

##### ***2.1.1 Land law***

(Schlager, 1992), define land law as a series of laws that regards with the rights to use land and law is the form of law that deals with rights to used land. Land law is essential to create an atmosphere at the countrywide level, for providing sustainable incomes and eliminating poverty (Santos, 2014), poverty often stalks from disempowerment, elimination and discrimination. In the context of my study, we see how the new land law in Rwanda determines modalities of allocating, acquisition, transfer, use and management of land without gender discrimination.

##### ***2.1.2 Women's Empowerment***

Women's empowerment may be described as the process in which women intricate and reestablish what it is that they may do and achieve in a situation that they formerly have been neglected (Kabber, 2005). In addition, Mosedale (2005) assets that empowerment refers to acceptance and permission to women who are on the external of decision-making process into it. This focused on involvement in political structure and formal decision making process but also in the economic setting on the capacity to acquire revenue that facilitates involvement in making decisions (Rahaman, 2003) argues that empowerment is the process of creating power in persons over their lives, societies and communities. Persons are empowered when they are capable to access the chance available to them without challenges and obstacles like in education, profession and lifestyle.

Filling permitted to make your decisions establishes a sense of empowerment. It comprises of action of increasing the status of women through education, understanding, literature and training. Women's empowerment is all about equipping and permitting women to make life-assessing decisions through the different issues in society (Bayeh, 2016). In this study, women's empowerment is all about equipping women and permitting women with ability and rights in socioeconomic decision making. Women economic empowerment can be achieved through equal access to and control of economic resources (ex. land) between men and women. The objective of women empowerment is full enjoyment of human rights (ex. Land rights) by all women and girls.

### ***2.1.3 Gender***

Gender is defined by FAO as the relations between men and women, both perceptual and material. It is not determined biologically, as a result of sexual characteristics of either women or men but is constructed socially. It is a central organizing principle of societies, and often governs the processes of production and reproduction, consumption and distribution (FAO,1997) in this study, gender are characters, works and values given to someone according to the culture of his/her society of what is accepted or not accepted in that society, because you are a man or a woman. This is the social understanding of being male or female.

## **2.2 Theoretical review**

### ***2.2.1 Theories on Land Rights***

Land rights is a large term with both economic and legal components (Agawal, 1994). Various is a large term bundle of pertinent rights and measurements associated with security of tenure (Akpalu, 2015). Land may be held under statutory or customary tenure systems and many countries, especially those in Africa, may have several systems functioning concurrently (Deininger, 2014). One generally adopted framework (Schlager, 1992) assesses five rights concerning land that may be bundled together into what we generally refer to as proprietorship or they could be vested in various people. Accessibility is the right to enter a property, withdrawal is the right to remove things from land, such as collecting from forest or fish from a lake, management is the right to change land, by planting crops or cutting trees. Prohibiting exclusion is the right to keep others off the land. Separation is the right to transfer the land rights to other through sale bequest or gift (Schlager, 1992).

Land rights was described as rights to possess, to adopt and have power land (FAO 2007), Right to manage land, rights to have power it and to access to revenue from banking institutions are the result to land rights securing. Historical women were often discriminated from land, and this limited woman over economic resources control, including land, now land rights are allowed to women, the evidence is showed to proof women's economic empowerment due to land rights. Basically, there is a great proportion between women with land rights and his income, even to exercise greater control over economic resources and revenue and more often they like to obtain credit (Katz, 2002) a part form that a women whom own land are more likely to participate in family decisions (Allendorf, 1985) in addition, once women who own larger share of the family's farmland, they share a wider proportion of their household budget to nutrition (Doss, 2006) again having land rights of women enable children to hold high levels of education not only that, due to land rights, women are powered effectively to community participation at the high level (world bank, Supra note 5 at 5) finally, women land right improve its status which reduce women vulnerable to domestic violence.

Example is from India where women land rights reduce challenges of domestic violence at significantly rate (Panda & Agarwal, 2005) the above researches are confirmed by (Allendorf, 2007) where he founds optimistic relationship between challenges degree of female rights land their socio-economic development in Nepal, with children's wellbeing, in his conclusion, he confirmed the effects of proprietorship in scale of education and job opportunities (Allendorf, 2007). Evidence from India proof that having access to land enables women to select the use of their land, therefore, fugitive gender separation in salaries (Deinginger, 2006). A significant impact on growth a result of increasing female' accessibility to and power over economy (FAO, 2011). In reducing hunger, malnutrition and poverty, rural female especially was systematic center as they contribute a central part in family, nutrition, nutritional variety and children's well-being.

Therefore, the number of malnutrition of individuals globally has been decreasing, adequately, 870 million of people or one individual or many is not having dietary, calculated by FAO. Therefore, 3 million of children passed away annual before having five years (FAO, 2012). In taking into account family security, it is pertinent to consider who in the family coordinators, revenue, (World Bank, 2007).

This research in central America show that an increase in women owners of lands is with improves in family expenses and degree of child education achievement (Chamorro, 2002), the same in Nepal, the research proposed that children of women who possess land has been expressively low did not have high weight owing to follow up family problems (Allendorf, 2007). Moreover, research indicates a significant correlation between quantities of resources, comprising land rights that female has at the time of wedding and sharing costs allocated to nourishment, educational attainment and wellbeing (Malucio, 2002).

### ***2.2.2 Human Rights and democratic governance framework***

Human rights are principles or norms (James, 2014) that denote some standards of human behavior and are usually safeguarded as natural and legal rights in municipal and international law (Nickel, 2010). They are generally aware as inalienable (UN, 2014), basic rights to which a person's is inherently permitted owing to his/her humanity (Sepulveda et al, 2004) and that are inherent in all human beings (Burns, 2014) irrespective of their age, ethnical origin, residence, language, religion, gender and other social status (UN, 2014) and they are adoptable everywhere and at every time in the sense of being universal (James, 2014) and they are equal in the sense of being the same for everyone (UN, 2014). They are seen as obtaining understanding and the rule of law (Gary, 2014) and impressive on responsibility on persons to respect the human rights of others (UN, 2014) however, democratic is a form of government in which the people have the authority to select governing legislation (Gagnon, 2020) and governance comprises all of the process of governing if assumed by government of a state over a social system and if through the laws, norms, language of an organized society (Bevir, 2012). Equality is cornerstone of democracy. Democratic governance means the system of government where institutions function according to democratic process and norms. This mean that government institutions help the citizens to enjoy their rights in line with human rights, for example Rwandan citizen has right on land and this is one among facts that Rwanda respect the human rights. The new Land law determines the ownership on the land and its use, before its reformation, there was discrimination between women and men on land, because all rights on land was for men, women had no rights on land and its use, even to inherit land for women was impossible, but Rwanda is the country that ruled democratically, women rights on land are now recognized and they have full equal rights on land with their husband or between son and daughter.



### ***2.2.3 Empowerment theories and women's empowerment***

Due to academic literature, the word empowerment first come into scene with regards to civil rights, one of the first articles was written in 1975 and called. Towards Black Political Empowerment may be the system be modified (Conveys, 1975). This sparked multiple articles analyzing empowerment the back community, but it also explored the used of world in other circles.

In 1978, social work community used the word in article entitled from service to advocacy to empowerment (O'Connel, 1978) still other groups, from political entities to health organization, latched on to the work citing it articles such as grassroots empowerment and government response in social policy (Perlanmn,1979) and counseling for health empowerment (Sternrud, 1979). Other researches take a slightly more narrowed model considering the organization, social or political structure rule and norms in the actors making sure their choices. This is how the World Bank assessed empowerment in their world development report 2001 (World Development, 2001) by existence of selection, the use of choice of achievement. In empowerment in practice from analysis to execution by Alsop, Bertlesen and Holland they describe empowerment as process of increasing a personal ability to make selection and then changing those choice into the required results (Alsop, 2006).

In article written in 2002 entitled "empowerment and poverty reduction by Narayan, definition of empowerment is seen as ameliorating poor people's freedom of selection and action to shape their own (Agarwal, 2003). All researches indicate their definition of empowerment as the correlation between agency and structure. What these may all agree upon are some general of empowerment. Frist of all, empowerment is very multidimensional, and it may be trained on many various domains (Allendorf, 2006).

Empowerment may look various at the personal level versus level and it may look variously in the state versus the market. It is also relation, for it occurs in relation to whom a person cooperative with. Authors such as Narayan and Mason are quick to point power that empowerment is not a zero-sum game, but rather various types of power to, power within. Moreover, the articles written by Malhotra and Mather (1997), Mason (2005) and Agarwal (2003). Empowerment may be indicated in diverse societies. The term empowerment may have common agreed upon qualities and descriptions in academic community, but how the world adopted in organizations among individual may still vary.

The concept took off with literature analyzing empowerment of margined people. As a woman and poor and specifically with regards to community development. For example, in 1983 female studies international forum analyzed empowerment in power and empowerment (Moglen, 1983). From then until now, existing evidences has progressively been relied on the problems. In 2010, articles have been published entitle power and empowerment; fostering effective cooperation in meetings the needs of orphans and vulnerable children's Walls (2010) and women empowerment through the SHG model (Augustine, 2010) that indicate just few ways how empowerment is being discussed in the academic community.

From above, empowerment theory (Kabber, 2005) women empowerment may be explained as the procedure in which elaborate and establish what it is that they may be, do and achieve in a condition that before having been denied. According to Mosedale (2005) empowerment women, implies accepting women who are on the external of decision-making process into it. This leads to a positive focus on involvement in political positions and formal decision making and in the economic sphere, on the capacity to obtain income that enables economic decision making (Rahaman, 2003) empowerment is the process that establishes power in individuals over their own lives, society and in their communities. People are empowered when they are capable to have accessibility on chance available them without any restrictions like education, profession and lifestyle. Feeling permitted to make your own decisions gives a sense of empowerment it contains the action of increasing the status of women via education, increasing their understanding, literacy and training. Women's empowerment is all equipping and permitting them to make life-determining decisions through various problems in a community (Bayeh, 2016). In this topic empowerment, is all about feeling and enjoying the rights on land, if women can decide on how to use land, immediately is socially and economically empowered. The new land law in Rwanda has been empowered women because she is feeling and enjoying rights to make her own decision on land.

## **2.3 Conceptual review**

### ***2.3.1 General overview on the historical women's discrimination in control over economic resources***

In consideration of the historical discrimination shared by many women in control over economy assets a female's capability to possess land, inherit and have power on land was important to the capacity to have accessibility to economic assets and involved in economic process (Chamorro, 2002). So far many women did not have legal tenure rights to the land on which they were living (Deininger 2003), this can increase women's reliance on husband, land-owning families and limit their right to use like taking credit and useful inputs (FAO, 2011). Some of Women's land rights barriers, cultural and legal barriers are including and are considered like the fences that affects women to have access in control over economic resources (World Bank, 2013).

Women have less access and rights to control economic resources in all regions and in many countries, Despite the fact that many women in unindustrialized work did not have secure possession rights and access to passible economic assets (Food and Agriculture Organization of United Nations (FAO), the female in less developed countries were often low accessibility to be of slight in differences to male (FAO, 2011).

For instance, in Rwanda, women were discriminated against control over economic benefits and participation in production (Uwayezu, 2001), According to tradition and custom, economic resources were honor of male and land rights has been hereditary (Rurangwa, 2002). This structure prohibited a female from property proprietorship and managing economic resources in general (Ali, 2014) and the resolutions on the land were being taken by man. Those obstacles hinder extensive women and men equality in practice (Palavarapu, 2011) and it could fence women's empowerment.

Numerous factors of socio-cultural hinder female 'access to rights over properties. In many of global countries men were heading families and sole making decisions to assets of the family or that of the community. This is male-dominated cultures. This implies, that female had few rights to land (Dosso, 2013). The norms and rules describing social correlations among various groups in society, that place some positions of dominance over others (Folbre, 1994).

Gender discrimination, establishes inequalities in allocation of assets between female and male is comprised (World Bank, 2008), these inequalities was generated by biased laws, policies and programs via assumptions related to male's primary funds contribution and female internal that usually had no comparisons to truth. In Afghanistan, therefore Shariya law gives for female's rights to inherit land only 2 percent of Afghanistan female have been discovered (Ibid, 2012), this is come from creating insight between female and male.

In India, the constitution assures equal management for all its population under law as basic right and prevent biases on grounds of sex. In 1993, India enforced the convention reduction of all forms of bias against women (Brandon, 2009). Notwithstanding, having legislation to defend land rights of female and to agricultural social customs and practices make female dependent on male (World Bank, 2012). In Sri-Lanka, the Muslim law ruling land rights of Muslim women. Under this law, women don't have fairly right for land possession and inherits where, girls obtain less than boys (FAO, 2006).

### ***2.3.2 Women's Economic Empowerment***

Women's economic empowerment, is the ability of female to take part in playing a role to and benefit from development process in ways which acknowledge the value of their role, respect their dignity and make it possible to negotiate a fairer distribution of benefits of development (Eyben, 2008).

Women's economic involvement and empowerment are basic to strengthening women's rights and enabling women to have control over their lives and exert effects in society (Sweden, Ministry of Foreign Affairs, 2010), it is about establishing just and equitable societies. Women usually face discrimination and exclusion owing to factors like ethnicity or caste.

The economic empowerment of women is a necessity for sustainable development pro-poor development and attainment of all Millennium Development Goals (MDGs). Gender equality and women empowerment are catalysts for multiplying development efforts. Investments in gender equity produced the highest returns of all development investments (OECD, 2010) women usually invest a higher percentage of their income in their families and communities than men.

A research in Brazil indicated that the likelihood of children's survival improves by 20% when the mother-controlled household income (World Bank, 2010) improving the contribution of female in economic sector is part of response to financial and economic crisis and precarious for development. In Rwanda, the research showed that equality between men and women implies children's well fare (Irwin, 2010). Therefore, the researcher expected for being aware that female is in similar situation possessing the expenses of improving expensiveness.

### ***2.3.3 Benefits of Women's Economic Empowerment***

Women's empowerment contains women's capacity to take part equality in existing markets, their cases access to and control over production assets, accessibility to decent work, follow up, lives and bodies and improved voices, agency and active involvement in economic decision-making process at all levels. Empowerment in economic sector and reducing gaps in the word of work are to attaining the 2030 agenda for sustainable development (International Monetary Fund, 2018) and attaining sustainable development goals, especially, goals five to reach gender equality and goal eight related to the promotion of full and productive job and decent for all, goal one on ending poverty, goal two on food security, goal 3 on ensuring health and goal 10 on decreasing inequalities.

Women's economic empowerment boosts production, improves economic diversification and revenue equality, moreover, to other positive development results (International Money Fund, 2018) for instance, improving female job rates in OECD countries to match that of Sweden, could boost GDP by USD 6 trillion, acknowledging, therefore, the development does not stimulate gender based inequality, it is calculated that gender gaps cost the economy some 15 percent GDP (Teignier, 2016).

Female economic empowerment is the best for business firms benefit from improving job and proprietorship changes that is indicated to enhance organizational and effectiveness and development. It is forecasted that companies with three or more in senior management operations score higher in all dimensions of organizational success (McKinsey, 2018).

#### ***2.3.4 Challenges linked with the land law***

As Land law makes an influence to make sure social and economic advance in rural and urban locales, supporting poverty decrease and promoting gender equality and harmony and safety (Edric, 2012) and it is essential to create an atmosphere at the countrywide level, for providing sustainable incomes and eliminating poverty (Juan, 2014), it also has challenges in its implementation.

**Challenge of Security:** Conflicts over land are most common form of litigation in many countries, challenging social and economic development dual or multiple legal tenure system present both policymakers and residents with major constraints. Many pragmatic responses have evolved that coordination social legitimacy, even if they lack full legal authority (Land portal, 2016).

Claiming property ownership may support lifting people out of poverty were overstated and have not only increased land prices to the level that many cannot hope to provide but have rendered many vulnerable to market-driven displacement. Even more seriously, unless all subevent land transfers are formally recorded, certainly given by titles ceases to exist (land portal, 2016)

#### **Challenges of Regulatory Barriers:**

The planning standards, regulations and administrative processes for registering, developing and transferring land markets. These norms are created by professional but have indicated inadequate to desire in many countries. For instance, official minimum level plots sizes are tool focused on objectives not realisms and execute costs that many may not give, force them into diverse forms of unlawful development and making it improbable for many exiting residents become lawful ones. The number of administrative stages, expenditures and time to register and advance and discourage many people from accepting to official norms and is a prevalent source of corruption. Innovation models like one-stop-shops, has ameliorated land management and governance, but need to be more extensively used (land portal, 2016).

#### **Challenge of Land Use Planning:**

The mixed land utilization encourages social cooperation and economic development and is a pertinent characteristic of performing cities. Therefore, many master plans intense to probity this in favor of apparent forms of order.

Planning would optimize the percentage of land in private, income generating use. Satellite cities have improved transport costs and impinged on large areas of productive rural land, proposing greater emphasis would be provided to developing more compact policy-centric cities (land portal, 2016). Innovative models to balance the interests of public and private sectors have produced many examples of innovative cooperation. Therefore, private interests have improved with land commercialization, weakening public effects.

### ***2.3.5 Rwanda new land law***

Land rights for women were not recognized in Rwanda (Uwayezu 2001), According to tradition of Rwanda, land possession has been honored of male and rights to land has been hereditary from father to son (Rurangwa, 2002). The structure did not give a woman the rights and access to land proprietorship (Ali, 2014) and the resolutions on the land were being taken by man. Those obstacles hinder extensive women and men equality in practice (Palavarapu, 2011) and it could fence women's empowerment

The new law promulgated and issued in Official Gazette no 22 of 15th November 1999 regarding inheritance gave women the rights to be inherit the land. "All legitimate children under civil law shall inherit equality without any discrimination between male children and female children" stated in article 50 (Daley, 2010).

The equal rights to land possession and access to all citizens has been implemented by LTR, stated in Organic land law of 2005. Nowadays, female possess lands in the same way as male and are able to make decisions concerning land autonomously because property rights are registered. Granting female rights to land enable and uplift them, statement of national land policy (Republic of Rwanda 2004), this will influence decision concerning and deliver further self-assurance will enable to buy and acquire land moreover, women may achieve other obtain further occasions including purchasing and buying land, and having loan for gaining a fund to practice other commercial activities and their value will be increased in the family.

## **2.4 Empirical review**

Studies show the benefits and advantages that women gain when they have land rights (Petermen, 2011) in his study, showed that in Tanzania women with land rights, started off farming activities as result, they earn 3.8times more income. In Rwanda, women who take credit or loans from bank or micro finance have been increase up to 12%, since they got rights on land (Santos, 2014). In addition, in their research, (Baruah, 2007), they wrote that when women have land rights, it's become the source of power tell where they can take decision or participate in decision making process into household, this was confirmed by (Allendorf, 1998) in his research he confirmed that 37% of women in Nepal with land rights, had a final say on house hold decision. Also (Deininger, 2011) in his research showed that in Rwanda, 19% of women with land rights, have been engaged to invest in land soil conservation compared to 10% of men. Moreover, others research showed that, when women have the same rights with men on land, the agriculture production increase by 20 to 30% and this contribute to developing countries to raise agriculture production output by 2.5 to 4% (FAO, 2011).

Furthermore, (Goldstein, 2008) indicate the connection between women land rights and long-term investment in the land, this has been happened in Rwanda, to invest in terraces and check dams in soil conservation and adoption of different agriculture technology (Ali, 2014). To conclude, women land rights have been empowered women in society and family, because women can benefit the services from government or other agencies, if to get those services, there are a need of ownership on land like being a water membership or electricity power membership in Rwanda (Zwateveen, 1998) moreover, land rights gives women power and right to inherent and to be inherited the land in case.

Land is the crucial elements for economic assets to most of people in rural areas who are involved in agricultural activities Specifically, female's rights are basic to the advancement of rural areas results as they have access to land many impact wat families generate and how the proceeds from agricultural production are distributed from families (Olney, 2003).

When female do not have accessibility to land, they cannot be empowered and developed. This hinder women progress and were affected by poor living conditions, lack of food, domestic violence against women (Panda, 2005) and movement. Policies adopted for legalizing or fortifying women's land ownership were alleviating this hole. A clear adjustment in female emancipation, nutritional status, economic development and rural development.



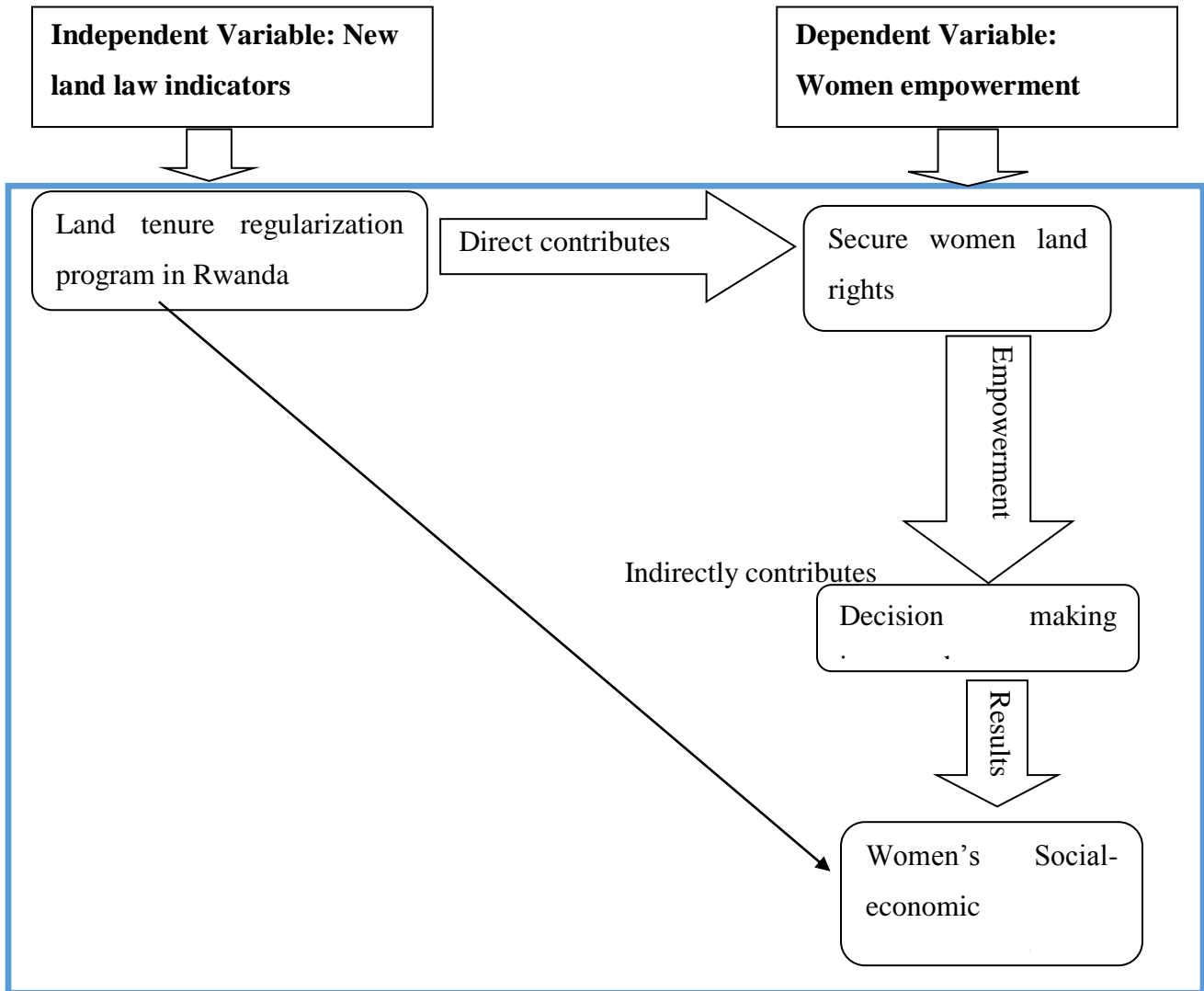
Few rights, lack of access to land, female contribute in producing nutrition in less developed countries, they were accountable to generate their household's feeding. Therefore, they did not possess properties compared to their husbands. Therefore, presently restricted complex information on women's land proprietorship, information indicates wide discrepancy between female involvement in farming products and their proprietorship of properties in Sub-Saharan Africa female were 48.7% of employability and 11 of land possessors, but only 15 percent of law proprietors, in Asia female were 42 percent of those involved in agriculture and 11 of proprietors (FAO, 2011). In South America, female are 20 percent in agriculture activities but only 18 percent possess properties, in Middle East and North Africa, female was 40% of those involved in agriculture and 5 percent for land ownership (Kieran, 2015).

Therefore, women possess power of land property, the quality was frequently below or quantity few than those possessed by male (Warners, 2015), moreover, women possess fewer resources whereas women 'a land were rarely value for half that of female's land (Jhonson and Quisumbing, 2016) a research in Ethiopia found the mean female have 43% small than that of male (Jhonson, 2016) other study in Ethiopian established properties possessed by women managers of their families are 23% than men (Dokken, 2018). Furthermore, land for female usually had high production than those possessed by men (Campo, 2012). Moreover, female who have equal access to land with their husband, have been for achieving higher revenue (Kasa, 2015).

## 2.5 Conceptual Framework

The conceptual framework is adopted in this study to indicate the correlation between the concepts related to the research topic as indicated in Figure 2.1

**Figure 2.1: Conceptual framework**



Source: Compiled by the researcher, 2020

As indicated in Figure 2.1 LTR program to secured land rights, enables female to make decisions concerning land use and lead to socio-economic empowerment. Land tenure regularization program has positively affected women to have land equal rights with men, sons with daughters, those rights have empowered women socially and economically, socially because women can inherent or inherited (Brule, 2010), also land rights reduced sexual violence in the families

(Mucomba, 2014) and land rights promotes women's economic development, because with land title women is able to get finance from bank or financial institutions to start off-farming activities so that they earn more (De Soto, 2000) furthermore, those land rights pouch women to invest in land by adopting new agriculture technology which increase agriculture production output (Deininger 2011).

## **2.6 Gap in literature**

Assessment of literature have revealed that law allowing women to have land rights of control, sell and use of land in economic productivity has made them empowered. Their empowerment was measured in terms of economic development, women's contribution in household food security and living conditions, women opinions and women's role in community development. Overall studies have shown that new land law has positive and significant contribution to women empowerment. However, the researchers were assessed the topic in wide context not specific to a single sector like Kagano Sector of Nyamasheke district (scope-based gap). In other case none evaluated empowerment measurements for women in rural areas where land considered as important assets for living conditions mainly practices of subsistence agriculture. It is in that context; the researcher conducted this study by assessing women in Kagano sector who have either partial or full land rights and evaluated their achievements using this land right they have.

## **2.7 Summary of chapter**

The chapter on literature reviews relevant theories to accomplish research objectives. It revises existing literature on women' land rights and its contribution to empower them. It shows that women would be empowered in socio-economic matters, if they were empowered to take decision in land use. The benefits of women's economic empowerment were discussed and the role of land rights to women's empowerment have been discussed. Land reform in Rwanda to secure women's rights and recording for the first time of their names on land titles and objectives of empowering women's land rights were discussed, the researcher did not forget to discuss about challenges linked with land. This research seeks to examine the role of land law concerning women's power in taking decisions on their own land, in rural women's socio-economic empowerment. As explained, land is major resources for rural women. Even though women may still face some barriers and challenges as discussed in this chapter.

## **CHAPTER THREE**

### **RESEARCH METHODOLOGY**

#### **3.0 Introduction**

Chapter three provides research methods and techniques used to achieve study objectives. The principal areas dealt with are the research design, research instrumentation, target population, validity and reliability of instrument, sample design, procedures of data collection and techniques of data analysis.

#### **3.1 Research Design**

According to Orodho (2003), a research design is a systematic plan or outlines utilized to give out and responds to the survey problem. This survey applied both qualitative and quantitative approaches, qualitative research (non-statistical methods) is a way to get the clear understanding of an events, things depending on kind of phenomenon you are surveying (Lisa, 2008) while quantitative research is the methodical experiential analysis of evident occurrence through statistical, mathematical or computational techniques (Lisa, 2008). In this research, qualitative model helped the researcher to obtain the opinions and view about new land law and women empowerment, furthermore quantitative approach helped a researcher to make deeper analysis about women's economic development by comparing their income before and after new land law.

#### **3.2 The Target Population**

It is all members to whom an investigator wishes to generalize the results of his research (Orodho, 2003). In this study, the target population is made to 2,654 women who have land rights (partial or full) in Kagano sector, Nyamasheke district. And these women are distributed in five cells of Kagano sector (see table 3.1).

#### **3.3 Sampling Techniques and Sample Size**

Sampling is the range of subgroup of persons from within a numerical population to evaluate characteristics of entire population (Lance, 2016) while simple size is a sum of individual in any statistical setting (Lance, 2016)

At the first stage, the Slovene's Formula has been adopted to compute the total sample size from the whole population under this research and four pointed local leaders and then sample has been calculated like the following.

$$n = N / (1 + N(e)^2)$$

Where:

n = Sample Size

N=Sampled Population and

E= Error Tolerance

In this context, the research proceeded with error of 5% and coefficient of 95%. The estimated sample population (n) was

$$N = 2654 / (1 + 2654 (0.05)^2) = 348$$

As Kagano sector is composed by five cells, a research will sample the respondents from each cell to be sure that he/she get adequate data, then we use stratified sampling to get the sample size of every cell

**Table 3.1: The sample size distribution by stratum**

Category of population	Total population	Sample size	Sampling procedure
<b>Rwesero Cell</b>	445	$n_1 = \frac{n \times N_1}{N} = \frac{348 \times 445}{2654} = 58$	Stratified Sampling/PPSS
<b>Ninzi cell</b>	382	$n_2 = \frac{n \times N_2}{N} = \frac{348 \times 382}{2654} = 50$	Stratified Sampling/PPSS
<b>Shara Cell</b>	598	$n_3 = \frac{n \times N_3}{N} = \frac{348 \times 598}{2654} = 79$	Stratified Sampling/PPSS
<b>Mubumbano Cell</b>	555	$n_4 = \frac{n \times N_4}{N} = \frac{348 \times 555}{2654} = 73$	Stratified Sampling/PPSS

Category of population	Total population	Sample size	Sampling procedure
<b>Gako Cell</b>	674	$n_s = \frac{n \times N_s}{N}$ $= \frac{348 \times 674}{2654} = 88$	Stratified Sampling/PPSS
<b>Local leaders</b>	<b>4</b>	<b>4</b>	Purposive sampling
<b>Total</b>		<b>352</b>	

Source: Primary Data (September 2020)

Then, the total sample size in this study is 352 (that includes women and local leaders). The main local leaders to meet prior the beginning of interviewing and observing will be executive secretary of Kagano sector, Agronomist, Umurenge land manager and Umurenge Sacco Manager.

### 3.4 Data Collection tools

Data Collection is defined as the method of assembling, measuring and analyzing true perceptions for research using normal authorized methods (Gault 1907), in this study a researcher has used.

#### 3.4.1 Questionnaires

A questionnaire is a tool containing a group of questions with the intention to gather information from respondents (Gault, 1907), the questionnaire is containing of open ended and closed ended questions (Mugenda, 2003). Two groups of questionnaires have been utilized, questionnaires for women in order to know and to analyze how women are socio-economic empowered due to the new land law, secondly, questionnaires was for local authorities and Umurenge SACCO Manager to know the challenges facing in implementing the new land law and how women are approaching Sacco to get money for off-farming activities.

### ***3.4.2 Semi-structure interviews***

A semi-structured interview is a meeting where a researcher does not oblige to follow the prepared list of questions (Mugenda 2003). A researcher asks more open-ended questions permitting for a discussion with interviewee rather than a straightforward question and answer format. We used this after visiting women on field to verify really if what they are said is real and to see how their farms are used. Semi-structured enabled the researcher to contest female for obtaining expected information.

### ***3.4.3 Documentation technique***

Documentation is an already established documents provided on paper or on digital or analog media (N/A 20030) this technique has been used by a research to get information from Sacco on how women have been taken credits and loan year by year to analyze how women were economically developed due to statistical credit volume provided by Sacco.

## **3.5 Data analysis methods**

Descriptive statistics method: In a survey, the descriptive statistics methods, are used to designate the elementary structures of the data, they deliver simple synopses about the sample and the events (Baruah, 2007) this method has been used to analyze and interpret the data which provided by closed questions. Descriptive statistics were provided using SPSS (Statistical Package for Social Sciences) and excel as tools for data analysis. In the study, within qualitative research, we customary use qualitative thematic analysis (Castagnini, 2006). It highlights findings, examining and understanding designs of sense within qualitative statistics (Grabe, 2015) in our study this method helped more to analyze open questionnaires and interviews to understand the respondents' opinions and views about the new land law

## **3.6 Instruments' Validity**

Validity is the grade to which an examination is able to measure what is aims to measure (Williamson, 2013). It is through application of content validity that the instruments are validated. In order to enhance instrument validity piloting is conducted. The investigator also worked closely with the supervisor who discussed the instrument for the enhancement of their validity. Items which were not clear were removed or modified all together. In this study, the validity is also promoted by using multiple methods and the respect of scientific research guidelines.

### **3.7 Reliability of Data collection tools**

Reliability denotes measuring the level that data collection tool provides unchangeable data after a series of attempts (Williamson, 2013). It is during the pilot study to the reliability that the instruments are tested. To safeguard that information which generated by the research is right, a pre-test was carried out. Also, the reliability was enhanced by applying probability sampling for data collection.

### **3.8 Ethics**

All the people participating in this study are informed about the purposes and aims of the research and tell them that their participation in the study is highly appreciated. The informants are made aware about their right to withdraw and their information confidentiality. References of all sources are listed at the end of the work.



## CHAPTER FOUR

### DATA PRESENTATION, ANALYSIS AND INTERPRETATION

#### 4.0 Introduction

Chapter four presents and analyses data. Data presentation was undertaken in terms of percentages and, to a lesser extent, through descriptive analysis. Tables of frequency distribution were used in presenting data and the t-test has been employed to test if there has been a significant difference in mean of income owned by the women under study before and after the implementation of new land law.

#### 4.1 Basic personal information of respondents

##### 4.1.1 Residence of respondents

According to the selected sector used in this research, the researcher sought to determine the people residence according to the cells.

**Table 4.2: Table indicates the residence of respondents**

Cells	Frequency	Percentage
Gako	88	25.3
Shara	79	22.7
Mubumbano	73	21
Rwesero	58	16.6
Nunzi	50	14.4
<b>Total</b>	<b>348</b>	<b>100</b>

Source: Primary Data (September 2020)

As we calculated in Table 4.2, where we tried to sample every cell according to its population size, we sum up in the table number 3 where, 88 (25.3%) of respondents reside in Gako Cell, 79 (22.7%) of respondents reside in Shara Cell, while 73 (21%%) of respondents reside in Mubumbano Cell, 58 (16.6%) of respondents reside in Rwesero cell, 50 (14.4%) resident in Ninzi Cell, that means all cells are represented equally frequency is changed according to the size of Cell Population.

#### 4.1.2 Sex of responder

**Table 4.3: Table illustrate the respondent's sex**

<b>Sex</b>	<b>Respondents</b>	<b>Frequency (%)</b>
Female	349	99
Male	3	1
<b>Total</b>	<b>352</b>	<b>100</b>

Source: Primary Data (September 2020)

Table 4.3, indicates the distribution of respondents according to their sex, and the study shows that 99% of respondents are women, and 1% of respondents are men this confirm that our study has been focused women to know whether there is a significant economic change after new land law and local leader who supported women day to day.

#### 4.1.3 Function of respondents

**Table 4.4: Table illustrates the respondents 'functions**

<b>Function</b>	<b>Frequency</b>	<b>Percentage</b>
Farmer	153	44
Businesswomen	79	22.7
Casual Labor	56	16.1
Unemployed	31	9
Government employee	29	8.3
<b>Total</b>	<b>348</b>	<b>100</b>

Source: Primary Data (September 2020)

Table 4.4, reveals the distribution of respondents according to their Function as the following, 153 (44%) of respondents are the farmers this means that a big number of the respondents is the farmers because Nyamasheke is rural District where Farming is a prime source of income, 79 (22.7%) of respondents are Business women this show that land is contributing in off farming job creation in Nyamasheke District, 56 (16.1%) of respondents are practice Casual Labor, and they don't understand the importance of land exploitation, 31 (9%) of respondents are Unemployed this means that this percentage do not yet understand and use the opportunities that is in the land, 29 (8.3%) of respondents are Government employees, this means that every Rwandan understand the benefits of land.

#### ***4.1.4 Education background of the respondents***

This will help a researcher to verify whether there is no influence of level of education in understanding land and use land right.

**Table 4.5: Illustrates the education background of the respondents**

<b>Education Level</b>	<b>Frequency</b>	<b>Percentage</b>
Illiterate	108	31
Primary	142	41
Secondary	58	16.6
University	40	11.5
<b>Total</b>	<b>348</b>	<b>100</b>

Source: Primary Data (September 2020)

The table 4.5, Indicates how respondents have been participated in responding our questions referring on their education levels, the researcher observed that the new land law has been understudied regardless on the education level of women because, 142 (41%) of respondents, are with primary level, 108 (31%) are illiterate while 58 (16.6%) have attended secondary schools while 40 (11.5%) attended university education, so this shows our data are from different education levels of respondents, this proof to get adequate views, opinions and ideas in our study.

#### ***4.1.5 Land ownership of Respondents***

This helped a research to know whether being jointly ownership or single ownership do not make any barrier or obstacles on land.

**Table 4.6: Table illustrates land ownership of respondents**

<b>Ownership</b>	<b>Frequency</b>	<b>Percentage</b>
Jointly	289	83
Single ownership	59	17
<b>Total</b>	<b>348</b>	<b>100</b>

Source: Primary Data, (September 2019)

From Table 4.6, demonstrates the land ownership of respondents where, 289 (83%) of respondents are jointly ownership that means, here a researcher has an idea of knowing even if wife has 50% ownership on land, her husband not influences her in time of decision making on

use of land. Because when you are with single ownership you decide without consenting none but when you are joint ownership decision need the consensus of everyone! Here a research had a curiosity of knowing whether a woman is not yet ignored by their husband when they need to use the land. 59 (17 %) of respondents are single ownership, this indicates that women who are having total ownership on the land also can make exploitation of land in profitable way even though they do not have the husband to guide them. To more explain this point, a research would like to know whether land owned by women only, are useful. Are women able to decide in profitable way on their land when they have single ownership? The data showed that land ownership does not provide any obstacles to women's access and control over land resources.

#### **4.2 Socio-economic land rights enjoyed by women in line with land law**

Socio-economic land rights enjoyed by women in line with land law is the first objective of our study, to well analyze this objective, research has been used two questions, the first question was to know whether the respondents know the meaning of land rights, and the second question was to know the land rights that enjoyed by respondents. The table number 8 and 9 will help us to present the collected results from respondents.

**Table 4.7: The meaning of respondents on land rights**

<b>Definition related to the land Rights</b>	<b>Frequency</b>	<b>Percentage</b>
Land rights is rights to control the land	92	26.4
Land rights is the rights to have own land	68	19.5
Land rights is the rights to control the income from land	60	17.2
Land rights is the rights to use land	56	17
Land rights is the rights to inherited and to be inherited the land	48	13.8
Land rights is the rights to sell the land	24	7
<b>Total</b>	<b>348</b>	<b>100</b>

Source: Primary Data, (September 2019)

From Table 4.7, it is clear that most of respondents have given out the meaning of land rights ,92 (26.4%) of respondents denoted land rights to control land, 68 (19.5%) of respondents argued that land rights is the rights to have land, 60 (17.2%) of respondents defined land rights like to control the income from land, while 56 (16%) of respondents evidenced that land rights is

the rights to use land , 48 (13.8%) of respondents know the land right as the rights to inherited and to be inherited land and then 24 (7%) said that land right is the rights to sell the land. In facts those provided data justify the level that the respondents know the meaning of land rights in their they linked land right with its important in general, own words they said “land is our heritage, once you have right on it, you have every think due to the land” with land rights they are able to decide what can be used in profitable way and also land contributed to women social high life standard because for farmers, land provides them with enough food for their families and the rest of it for markets, while others women in business and other activities can use land to gain credit from banks or bank loans. Here below in Table 4.8 are the views of respondents about land rights that they are enjoying:

**Table 4.8: The land rights that the respondents enjoyed**

<b>Rights</b>	<b>Frequency</b>	<b>Percentage</b>
Alienation Rights: Rights to transfer land, to sale land or to give land as gift	147	42.2
Access rights: Rights to enter a land	127	36.5
Withdrawal rights: Rights to remove thing from land	40	11.5
Management Rights: Rights to change land	17	5
Rights to control income comes from land exploitation	15	4.3
Exclusion rights: Rights to keep others off the land or property	2	0.6
<b>Total</b>	<b>348</b>	<b>100</b>

Source: Primary Data, (September 2020)

As it is shown in the Table 4.8, 147 (42.2%) of total respondents, have been enjoyed rights to transfer, to sale and to give land as gift (alienation rights), 127 (36.5%) of respondents have confirmed to enjoy access Rights which is rights to enter a land, 40 (11.5%) of respondents have been enjoyed the withdrawal rights, rights to removal thing from land while 17(5%) of respondents enjoyed management Rights, which is the rights to change land, 15 (4.3%) of respondents, confirmed to enjoy the rights to control income comes from land exploitation. This conform that women have enjoyed many land rights which was impossible before reformation of land law because before the new land law women were not able to sale land, to transfer or to give

land as a gift, they well not able to remove things from land or to manage it. Some women are able to control Income from land exploitation which was hard before the new land law.

#### **4.3 Benefits of land law in promoting women’s economic empowerment**

This is the second research objective, to get enough data which helped us to analyze this objective, a researcher used four questions, first question was related to know how new land law has empowered women, the second question was to know economic benefits generated by new land law to women in Nyamasheke District, the third one was to compare the credit volume taken by women before and after new land law then the fourth question was to know the difference in mean of income owned by the women before and after implementation of the new land law this helped a research to conclude the significant contribution of new land law to economic development of women. Here below in Table 4.9 are views of respondents on women empowerment due to the new law:

**Table 4.9: The women empowerment due to the new law**

<b>Empowerment</b>	<b>Frequency</b>	<b>Percentage</b>
Empowerment enabled women to boost production from land	106	30.5
Empowerment enabled women to take credit and loan so that she can operate off-farming activities	90	26
Empowerment contributed to sustainability of gender equality	88	25.3
Empowerment raised women rights of speech in the family and society	33	9.5
Empowerment enabled women to participate in decision making process	14	4
Empowerment gives women ability on life determining decision through various problem in society	10	3
Empowerment contributed to women education decision and competition	7	2
<b>Total</b>	<b>348</b>	<b>100</b>

Source: Primary Data, (September 2020)

From the Table 4.9, which illustrating the women empowerment due to new land law, it shows that 106 (30.5%) of respondents are economically empowered because they are able to boost the production from land, 90 (26%) of respondents are able to operate off-farming activities due to the money gotten credits and loans from commercial bank and Sacco, 88 (25.30%) of respondents confirm that their gender equality have been increased as they have equal rights on land with their husband, 33 (9.5%) of respondents said that their empowerment has contribute more to their rights of speech in the family as well as in the Society while 14 (4%) of respondents confirm the contribution of empowerment, because they participate in decision making process, 10 (3%) of respondents are able to make life determining decision through different problems in the society due to empowerment and then 7 (2%) of respondents said that empowerment enabled them to study and to become competitive with men, so the given data are enough to conclude that the new land law has been more impacted women empowerment because as they said, they are able to decide what to use their land in order to increase production, they are able to negotiate credit and give land as credit guarantee to get fund for other off-farming activities, those bank loans provided to them are useful in income generating activities such as among others, business activities and this has reduced income inequality between men and women; empowerment contributed to the rise of women’s voice and freedom of speech now women express freely in their families and society and they are competitive and convincing as well as men or boys. Here below in Table 4.10 are views of respondents on Women’s economic benefits due to new land law:

**Table 4.10: Table illustrating the women's economic benefits of new land law**

<b>Economic benefits</b>	<b>Frequency</b>	<b>Percentage</b>
New land law enabled women to increase agriculture production as they have rights to decide use of land	92	26.4
New land law enabled women to have access to financial institution credit	90	26
New land law increased food security	71	20.4
New land law contributed to nutrition outcomes improvement	50	14.4
New land law impacts the adoption of new agriculture technology	23	6.6

<b>Economic benefits</b>	<b>Frequency</b>	<b>Percentage</b>
New land law facilitated women to get money from selling land	10	3
New land law enabled women to get money from renting out land	6	1.7
New land law valued land	4	1.1
New land law enabled women to Participate in decision making over consumption	2	0.6
<b>Total</b>	<b>348</b>	<b>100</b>

Source: Primary Data: (September 2020)

From Table 4.10, which illustrate the women's economic benefits of new land law, 92 (26.4%) of respondents said that the new land law increased the ability of exploiting land this resulted to increasing of agriculture production, 90 (26%) of respondents said that they have access to financial institution which can give them the credit to boost their activities because they can give out the land as credit guarantee as they are land owners, 71 (20.4%) of respondents affirm that the land rights contributed to the food security as due to new agriculture technology they are able to make exploitation of their land every season. 50 (14.4%) of respondents said that nutrition outcomes improved, yes as food increased nutrition outcome improved, 23(6.6%) of respondents said that they adopt the new technology in agriculture activities 10 (3%) of respondents said that they can get money from selling their land while 4 (1.1%) of respondents confirm that their land have been valued due to new land law and 2 (0.6%) of respondents participate in decision making over consumption. This mean, new land law has been contributed to women's economic development, because as this new law valued land, now is considered as economic tools in many sectors, agriculture land used to boost agriculture production, in financial sector land used to get money both by selling it, renting it out or putting into bank as guarantee to obtain loan.



**Difference in mean of income owned by the women before and after implementation of the new land law:**

The next relevant question in this study was to test if there has been a significant difference in mean of income owned by the women of Nyamasheke district before and after the adoption of the new land law.

To do this, the researcher used the so-called t-test (One sample t test or the repeated measurement on same sample). The output extracted from the R/R studio after running the R scripts is as follows:

The above data set represent the income (in Rwfs) owned by the women under study before the new land law. This data stands for the variable B that will be appearing the next scripts of the codes used to run the command in R/RStudio.

After the adoption of new land law, the above data set (income before) has reduced to: the new data set (that will be stands for A in the next scripts of the codes used to run the command in R/RStudio).

**Table 4.11: Descriptive statistics**

		Group A (Women Income before new land law in Rwfs)	Group B (Women Income After new land law in Rwf)
N	Valid	348	348
	Missing	0	0
Mean		32,112.07	72,392.24
Median		27,500.00	72,500.00
Std. Deviation		21,728.123	21,414.478

Source: Primary Data: (September 2020)

As seen from Table 4.11, the mean of women’s income was increased from 32,112.07 Rwandan Francs to 72,392.24 Rwandan francs and the median also was changed from 27,500 Rwfs to 72,500 Rwandan francs. This shows a positive contribution of new land in economic empowerment of women and these changes are associated to use of land as collateral for accessing to bank credit, use of land for construction of assets (like house) and use of land for agriculture production as well as use of land by selling part or full.

**Table 4.12: Change of women’s income monthly income before new land law and after**

Income interval (Rwfs)	Average income (Rwfs)	Group A (Women Income before new land law in Rwfs)		Group B (Women Income After new land law in Rwfs)	
		Frequency	Percent	Frequency	Percent
5,000-20,000	12,500	134	38.5	6	1.7
20,000-35,000	27,500	89	25.6	14	4.0
35,000-50,000	42,500	61	17.5	34	9.8
50,000-65,000	57,500	34	9.8	74	21.3
65,000-80,000	72,500	12	3.4	61	17.5
80,000-95,000	87,500	10	2.9	66	19.0
95,000-Above	95,000	8	2.3	93	26.7
<b>Total</b>		<b>348</b>	<b>100.0</b>	<b>348</b>	<b>100.0</b>

Source: Primary Data: (September 2020)

As seen from Table 4.12 the change of women’s income after new land law is remarkable where 134 (38.5%) from 348 assessed women who can earn a monthly average income of 12,500 and this was reduced after new land law to 6 (1.7%), 27,500 for 89 (25.6%) to 14 (4.0%), 42,500 Rwandan francs with 61 (17.5%) to 34 (9.8%), 57,500 with 34 (9.8%) before new land law to 74 (21.3%) after new land law, 72,500 for 12 (3.4%) to 61 (17.5%), 87,500 for 10 (2.9%) to 66 (19.0%) and 95,000 Rwandan francs with 8 (2.3%) to 93 (26.7%). This shows that women income was increased due to allowance brought by introduction and revision of new land law which allowing women land control, sell land, use land for assets or production.

Running the r scripts on the above data sets (before and after respectively), the results extracted from R is

Paired t-test

Data: B and A

$t = -51.62$ ,  $df = 347$ ,  $p\text{-value} < 2.2e-16$

Alternative hypothesis: is true difference in means is not equal to 0.95 percent confidence interval:

-41814.93 -38745.41

Sample estimates:

Means of the differences

-40280.17

From the above output, it has been easy to write the confidence interval for the difference in income before and after the enforcement of new land law as follows:

C.I: **(- 41814.93 , -38745.41)** this appears in the above output.

To make a conclusion we used two options:

1. By the use of the P-value and the level of confidence (margin error), 5% we concluded that there is a significance difference in mean of income possessed by women under study before and after (since the p-value= $2.2^{-6}$  or 0.00881990515709027 is less than 5% or 0.05).
2. By the use of the confidence interval **(- 41814.93 , -38745.41)** which does not obviously include zero (0), the researcher converged to the conclusion that there is a significance difference in mean of income possessed by women under study before and after new land law. Thus, the above two methods of making conclusion produced the same conclusion. Here below Table 4.13 the comparative study of the volume of credits (in Rwfs) before and after new land law.

**Table 4.13: Table illustrating the volume of credits owned by the women before and after the land law**

Credit before new land law		Credit after new land law		Change	
Credit amount	Frequency	Credit Amount	Frequency	Decrease	Increase
50000-100000	56	50000-100000	176	0	120
100000-200000	34	100000-200000	244	0	210
200000-500000	22	200000-500000	310	0	288
500000-1000000	13	500000-1000000	168	0	155
1000000 and above	0	1000000 and above	92	0	92
<b>Total</b>	<b>125</b>	<b>Total</b>	<b>990</b>	<b>0</b>	<b>865</b>

Source: Primary Data (September 2020)

From Table 4.13, which illustrate the comparison of credit volume taken from Kagano Umurenge Sacco before and after new land law, we observed that the number of women taken credit from Kagano Umurenge Sacco after implementation of new land law were too high than the number of women taken credit from Kagano Umurenge Sacco before new land law, the change in number is the following for the volume ranging between 50000-100000 Rwfs, number

has been increased from 56 up to 176 that mean there was increasing of 120 women, for credit volume ranging between 100000-200000, the number of women taken credit has been increased from 34 up to 244 women, that means there was increasing of 288 women, for the credit volume ranging between 200000-500000frs, the number of women has been increased from 13 up to 168, that means, there was increasing of 155 women, for credit volume ranging between 1000000 and above, the number of women has been increased from 0 up to 92 women, that means there was increasing of 92 women. Data in table 7, evidences that there is a great positive economic change in term of finance owing to the fact that the new law facilitated women in financial institutions accession loan owing to the full right to provide their land as bank guarantee in case of credit negotiation, this also is a result of increase of women status in family and society where she is able and involved in both family and society decision making process.

#### **4.4 Discussion of findings**

##### ***4.4.1 Socio-economic land rights enjoyed by Nyamasheke women in line with land law***

On the question of knowing the rights enjoyed by women in line with land, we observed that 42.2% of respondents, as it is illustrated in the table number 9, have been enjoyed the alienation Rights, alienation right is the right of transferring land in time of land sold or issued like gift, transferring ownership, with curiosity the researcher needed to know, why a great number confirmed to enjoy the alienation Rights, on their own words they said “ Even, before this new law we could have help our husband to decide what to farm in our land, we could sometimes remove production from land, but what was great barrier was the transfer rights, land sell rights and sometimes your husband could do so without consulting you! But nowadays with the new land law, he cannot do so, before transferring land you have to decide both. That is why my value before my husband has been recognized and increased due to this new land law. Live long new land law!” one generally used framework (Schlager & Ostrom, 1992) classify five rights concerning land, those are access rights, withdrawal, management rights, Exclusion rights and alienation Right. This help us to confirm that Nyamasheke women have been enjoyed the land rights as government expected while preparing and implementing this new land law.

##### ***4.4.2 Benefits of land law in promoting Nyamasheke women’s economic empowerment***

On the question of knowing how women are empowered due to land law, 30.5% of respondents confirmed to be able to boost production from land, this means the new land law has been

promoted the agriculture because as women are the first promoter of agriculture in Rwandan family, and as they have full rights in farming decision making on the seed to farm, on the technology to use this has been promoted production in term of quantity and quality, in their own words they said, “ we eat because we cultivate, and when you have a good production you sold it and you get money for other use”. This has been confirmed by agronomist of Kagano Sector, where she told us on many support programs given to women who practice the agriculture, like giving them fertilizers and training on different agricultures technique, giving them selected seed. and the recent researcher (Deininger, 2011) said that securing women land rights, contribute to efficiently land use in this time agriculture investment and agriculture production increased this researcher continue to give facts in Rwanda, where 19% of women occupied land management in comparison with 10 percent among males.

26% of respondents, said that empowerment enabled women to take credit and loan as a capital of starting off-farming activities, they said “ before it was almost impossible, to give your land as guaranty to the bank so that it can fund you, but now, it is possible, at any need we go to the bank, we secure our land and they give us money because land has title and value, today land is valuable due to land certificate” that means the women of Nyamasheke are not only the women who practice the agriculture only, but using land they are able to start different off farming activities. (De Soto, 2000), in his research he confirmed that land title allows the holder to access bank or Sacco credit, which can be invested in many things to economic improvement Yet, because bank more like land as collateral. In addition, (Higgins 2017), affirms that there is a correlation between tenure security and credit, even though bank analyses the mean of payment but also look at on value of collateral. On the question of women’s economic benefits in line with new land law, analysis showed that new land law has been contributed to women’s economic development, because as land has been valued by this new land law, land in Nyamasheke District become economic promoter, because with your land you are able to boost agriculture production due to adoption of new agriculture technology, also land is used to get money from bank or financial institutions.

The next relevant question in this study was to test id there has been a significant difference in mean of income owned by the women of Nyamasheke district before and after the implementation of new land law. To this, the researcher used the so-called t-test (One sample t test or the repeated measurement on same sample). From the output, it has been easy to write the

confidence interval for the difference in mean of income before and after the implementation of the new land law we come up with the following result C.I:  $(-41814.93, -38745.41)$  this appears in the output. To make a conclusion we used two options:

1. By the use of the P-value and the level of confidence (margin error), 5% we concluded that there is a significance difference in mean of income owned by women under study before and after (since the p-value = 2.2e is less than 5%).

2. By the use of the confidence interval  $(-41814.93, -38745.41)$  which does not obviously include zero (0), the researcher converged to the conclusion that there is a significance difference in mean of income owned by women under study before and after. Thus, the above two methods of making conclusion yielded the same conclusion.

Simply the research finds out that the women economy of Nyamasheke District has been more increased after new land law due to its contribution on economic development opportunities.

To know whether having land rights has influenced women in credit volume taking, the result shows that, before new land law there was few number of women who contracting credit and the one who got it were with the lower volume than the women who contracting credit after new land law who are with a big number and got a high volume of credit, as it is illustrating in the table number 12.

The change in number for the volume ranging between 50000-100000 Rwfs, number has been increased from 56 up to 176 women that mean there was increasing of 120 women, for credit volume ranging between 100000-200000, the number of women taken credit has been increased from 34 up to 244 women, that means there was increasing of 288 women, for the credit volume ranging between 200000-500000frs, the number of women has been increased from 13 up to 168, that means, there was increasing of 155 women, for credit volume ranging between 1000000 and above, the number of women has been increased from 0 up to 92 women, that means there was increasing of 92 women. This data proof that there is a great positive economic change in term of finance because this new land law promoted women in financial institution accessing because now, they have full right to give their land as bank guaranty in case of credit negotiation.

#### ***4.4.3 The challenges women face in land Rights implementation***

After discussing with local leaders, we find out that the main challenges are misunderstanding of women about land services, and their participation and use of their rights, land manager of Kagano Sector, said, more often the women do not need to participate in some land services more they are allowed husband fraud, “for example, in case of land mutation if it is family (wife and husband) who bought the land, more often the husband come alone at land office to sign on land mutation documents. In this case husband can fraud another wife and she gain 50% of land because his real wife is absent in land mutation process, remember that in land mutation process we don’t ask someone’s marriage certificate. Land manager said” in Kagano as in other different area in Rwanda especially in rural area they are claiming that the cost of taxation of land is high as well as the cost of land mutation process in addition to that this new land law make up an argument in time of Umunani and inherent, when the parents are not yet alive, to inherited their land is somehow difficult when they have many children, to benefit this land will take long process as well as much cost, furthermore, co-ownership raise up conflict in time one part need to sell his part, this also take a long and cost process which is not good to the land owners, (Kamatali, 2016 ) in his article, entitled “Implementation and outcomes of restriction on agriculture land subdivision in Rwanda” he sow co-ownership, Umunani and inherent, cost of land services as the challenges of new land implementation. He said that the process taken to subdivide land in case of coownership and its cost must be changed the same to the cost of land mutation and the time taken must be reformed. A researcher tried to ask what local authorities think on this challenges, Sector land manager said that, yes those are likely challenges and the concerns (District council) are working on it, to see if they can make any change, to mitigate the burden of tax by recognizing the complains of citizens.

In the context of Nyamasheke culture, it seems violation of culture to see a woman selling land due to traditional gender stereotypes and cultural beliefs. This results into fear for most of women to follow up all activities carried out in their land. Girls may not spend on land assets due to fear of being mistaken in the society, which increases economic dependence of women on men and lack of voice over land use and management.

Because women are more likely to be illiterate, lacking formal education and information about their rights, they fear to claim their land rights, and their husband use and manage land alone

without intervention of their wives which increases exploitation and marginalization of women and income inequality between men and women.

#### ***4.4.4 Strategies to overcome the barriers in implementation of women land Rights***

To overcome challenges, Kagano Sector land manager proposed to increase land services awareness campaign especially to mobilize the women to use and enjoy their rights in time of land mutation, at the point of high cost of service of land mutation process, land manager proposes to charge this service according to the size of land instead of harmonize the price at different size, for the issue of taxation, Umurenge Land manager proposed to explain to the land owners if you have large land, you can sold a part and you remain with another then you go and purchase another land at the exonerated area this can be good than having unexploited land and you are asked to pay tax for it. When we were making this research, the District high council has a project of making reform of District land tax in line of citizens complains.

Because women are more likely to be illiterate, lacking formal education and information about their rights, there should be raising legal awareness through grass-roots level social mobilization, various media channels, or popular culture, organizing community- based training, sensitization and consultations on land rights and mechanisms for their adjudication and enforcement, providing paralegal services and legal aid, particularly for the resolution of disputes over inheritance and demarcation, etc.



## **CHAPTER FIVE**

### **CONCLUSION, LESSONS LEARNT AND RECOMMENDATIONS**

#### **5.0 Introduction**

Chapter five tells about conclusion of study findings. It starts with this introduction, conclusion, lesson learnt and recommendations.

#### **5.1 Conclusion**

The general research objective was to examine the contribution of the new land law to women's empowerment in Nyamasheke District, Rwanda, the first research objective was to describe the socioeconomic rights enjoyed by women in line with the new land law in Nyamasheke District, Rwanda. Results from the research that reduced that there were socioeconomic rights enjoyed by Nyamasheke women like alienation rights which is rights to transfer, to sale and to give land as gift. In addition, the study deduced that the women of Nyamasheke District, like to enjoy access rights, which mean the rights to enter a land. The findings, furthermore, deduced that the women of Nyamasheke, enjoyed withdrawal rights, which is rights to removal thing from land, management rights, exclusion rights as well as rights to control income from land exploitation.

The second objective was to assess the benefits of land laws in promoting women's empowerment in Nyamasheke District. Results from the study deduced that, the women of Nyamasheke are economically empowered owing to the new law, where owing to the new land law agriculture production has been increased, they have access to financial institution, nutrition outcome improved, they adopt new technology in agriculture furthermore they can take decision to sale land to get money for starting any other off farming businesses, according to that, the study deduced that there has been a significant difference in mean of income owned by women of Nyamasheke district before and after the implementation of new land law. In addition, findings from the study deduced that women of Nyamasheke are now socially empowered because, their opinion and views are now recognized and valuable in their families as well as in the whole Society, they further are involved in decision making process and they are able to make life determination thought the different issues within a society.

The third research objective was to identify the challenges linked with the implementation of new land law for women in Nyamasheke District, Rwanda, results from the research inferred that the main challenges are misunderstanding of women about land services and sometime their refusal on enjoying and using their rights about land. In addition, in Nyamasheke district, the cost of land mutation is still a problem because is high, furthermore, in Nyamasheke District, the cost of land taxes is high while Nyamasheke is rural District.

The forth research objective was to propose potential strategies to improve the implementation of new land law in Nyamasheke District, Rwanda, results from the research inferred that to improve the implementation of new land law, land manager officer has to increase land services awareness campaign. In addition, on the point of high cost of land mutation services, findings deduced that land officers have to set the price according to the size of the land instead of harmonizing the price at different size.

The deliberated results allow ending that, the Rwanda new land law has been impacted women to gain Rights on Land. And this has been benefited and empowered women socially and economically. However, land policy makers and land administrators should consult and explain more about this new land law to avoid misunderstanding and confusion about mutation of land rights and land tax.

Lessons learnt from this research is that by participating in formulation of land policies and laws, by monitoring the implementation of such laws and through working to address land conflicts, protect human rights and provide legal assistance, women empowerment was achieved because women's ownership of and control over land property contributes to a wide range of positive development outcomes for women and their families, such as reducing poverty, reducing gender inequality, increasing access to the bank loans and fostering global prosperity more broadly. After the new land law, women's income increased hence the increase in their standard of living. Women's land rights are relevant to women's empowerment since securing land rights for women contributes to women's empowerment, so land rights cannot be separated from the issues of empowerment. Power is needed to claim (obtain and defend) rights, secure and recognized rights to land and land related resources can also be a source of empowerment for poor and marginalized women. More than this the very concept of land right implies a process of empowerment, exercising land rights means exercising power.

This research results will help practitioners by giving them additional information on the impact of the new land law to women's economic empowerment which will be used for further implementation of the law.

## **5.2 Recommendations**

Referring on challenges related to land law implementation in Nyamasheke District, a research would like to formulate the recommendations to:

### ***5.2.1 Nyamasheke women***

Nyamasheke women have to take their responsibilities to avoid the fraud that their husband can make in time of land rights mutation process, because to have confidence in your husband does not means to not do what you should do, on land certificate wife has 50% and husband also has 50%, women have to participate in land ownership mutation. They should be aware of their land rights and participate in decision making about the use and management of the land jointly owned. This participation will enhance control over land which in turn will lead to their empowerment.

### ***5.2.2 Kagano sector land manager***

Kagano sector land officer, has to increase land services Awareness campaign to remind women their land rights and the opportunities which are in this rights, also mobilize them to be present in case there is land ownership transfer to another person or from another to their names in addition land manager has to be an advocate to explain all about tax and land charges and cost to the district council and address all women complains, view and wish about moderate rate.

### ***5.2.3 Nation land administrator***

The researcher, recommend Nation land administrators, to change the land law articles related to cost of land services and mitigate the process of transferring or divide land in case there is coownership while one side need to sell his part in order to get money for other use. In addition, land administrators have to advice Government to take option of not taxing rural land, unless the land used for commercial purpose.

Because women are more likely to be illiterate, lacking formal education and information about their rights, there should be raising legal awareness through grass-roots level social mobilization, various media channels, or popular culture, organizing community- based training, sensitization

and consultations on land rights and mechanisms for their adjudication and enforcement, providing paralegal services and legal aid, particularly for the resolution of disputes over inheritance and demarcation, etc.

#### ***5.2.4 Furthers researchers***

Researcher recommend to further researchers to go in deeper, to assess whether women empowerment does not result to the family conflicts in Nyamasheke District. They can also go in deeper to assess that even if there is jointly ownership of land for most of women, if women are able to make decisions concerning land use and management.

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Appendix 1: Consent letter



UNIVERSITY of  
RWANDA

**COLLEGE OF ARTS AND SOCIAL SCIENCES**

**SCHOOL OF GOVERNANCE**

**Recommendation letter of MUKARUGOMWA NOELLA  
To Nyamasheke District.**

The school of Governance of the College of Arts and Social Sciences, University of Rwanda offers a degree of **Master of Local Governance Studies**. As part of master's degree requirements, students have to conduct a research and write a thesis on an area of their interest.

During the data collection, students require the assistance from the organisations relevant to their chosen area of study. Students' studies are expected to have a wide range impact not only on the growth of academic knowledge but also on the development of policies and practices throughout the country.

In this regard, allow me to introduce Mr. /Mrs **MUKARUGOMWA Noella** whose research is entitled "The contribution of the new land law to the women's empowerment in Rwanda. Case Study: Kagano Sector in Nyamasheke District."

S/he will provide you with details about his/her research proposal and the needed assistance. Any assistance rendered to him/her is highly appreciated. If you need further information, please do not hesitate to contact me on telephone: 0782781799 or e-mail: [iyakin7@gmail.com](mailto:iyakin7@gmail.com).

Thank you for your cooperation.

Sincerely,

**Rev. Dr. Innocent Iyakaremye**  
Acting Dean, School of Governance

CC  
Acting Postgraduate Coordinator, School of Governance



## Appendix 2: District authorization letter

REPUBLIC OF RWANDA

Nyamasheke, on 26/09/2019  
N° 5.6.12.../03.07/2019



WESTERN PROVINCE  
NYAMASHEKE DISTRICT  
TEL: 0788804261 / 0788780518  
Email : [nyamashekedistrict@nyamasheke.gov.rw](mailto:nyamashekedistrict@nyamasheke.gov.rw)  
Website: [www.nyamasheke.gov.rw](http://www.nyamasheke.gov.rw)  
B.P:72 NYAMASHEKE

MUKARUGOMWA Noella  
Tel: 0788490402  
NYAMASHEKE

Re : Permission to conduct Research in KAGANO Sector Nyamasheke District

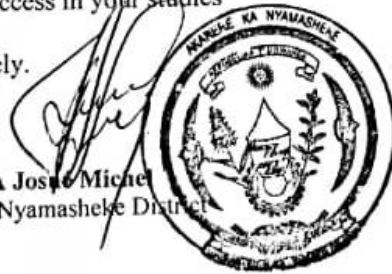
This letter serves to inform you that permission has been granted for you to conduct a research in Kagano Sector Nyamasheke District for your masters' Program in Arts and Social science on "**the contribution of the new land law to the women's empowerment in Rwanda**". We request you to share with us the findings of your research and the recommendations.

Thanks you for taking our District as point of reference.

I wish you success in your studies

Yours sincerely,

NTAGANIRA Josée Michèle  
Ag. Mayor of Nyamasheke District



Cc:

- The Mayor
  - The District Executive Secretary
  - Director of Planning Unit
- NYAMASHEKE

### Appendix 3: Questionnaires for the respondents (women)

#### QUESTIONNAIRES

The researcher is a student at University of Rwanda pursuing Master of Social Sciences in Local governance, he is carrying out a research on the contribution of new land law to the women's empowerment in Rwanda. You have been chosen as one of the respondents. The information given on this questionnaire will be treated with absolute confidentiality and will be used only for the purpose of research. Please complete the questionnaire appropriately, truthfully and honestly. You need to not write your name

#### Questionnaire for women

##### Basic personal information of respondents

From the following information please tick what applies to you

**1. residence**

Rwesero Cell	
Ninzi Cell	
Shara Cell	
Mubumbano Cell	
Gako Cell	

**2. Sex**

Female	
Male	

**3. Function**

Farmer	
Businesswomen	
Government employee	

Unemployed	
Casual Laborer	

**4. Education background**

Illiterate	
Primary	
Secondary	
University	

**5. Land ownership**

Jointly	
Single owned	

**Socio-economic land rights enjoyed by women in line with land law**

**6. What are land rights**

Land rights is the rights to have land	
Land rights is the rights to use land	
Land rights is the rights to control the land	
Land rights is the rights to control the income from the land	
Land rights is the rights to sell the land	
Land rights is the rights to inherited and to be inherited land	

**7. What are land rights do you enjoy?**

Access rights: Rights to enter a land	
Withdrawal rights: Rights to remove thing from land	
Management Rights: Rights to change land	
Exclusion rights: Rights to keep others off the land or property	
Alienation Rights: Rights to transfer land, to sale land or to give land as gift	
Rights to control income comes from land exploitation	

## Benefits of land law in promoting women's economic empowerment

### 8. How do you empower due to land law?

Empowerment enabled women to boost production from land	
Empowerment enabled women to take credit and loan so that she can operate off-farming activities	
Empowerment contributed to sustainability of gender equality	
Empowerment raised women rights of speech in the family and society	
Empowerment enabled women to participate in decision making process	
Empowerment gives women ability on life determining decision through the different problem in the society	
Empowerment contributed to women education decision and competition	

### 9. What are the women's economic benefits of new land law?

New land law increased agriculture production	
New land law enabled women to have access to financial institution credit	
New land law increased food security	
New land law contributed to nutrition outcomes	
New land law impacts the adoption of new agriculture technology	
New land law facilitated women to get money from selling land	
New land law enabled women to get money from renting out land	
New land law valued land	
New land law enabled women to participate in decision making over conception	

**10 Term Income change (before and after new land law)**

<b>Income before</b>	<b>Response</b>	<b>Income After</b>	<b>Response</b>
5000-20000		5000-20000	
20000-35000		20000-35000	
35000-50000		35000-50000	
50000-65000		50000-65000	
65000-80000		65000-80000	
80000-95000		80000-95000	
95000-Above		95000-Above	

**Appendix 4: interview Guide for the local leaders**

**INTERVIEW GUIDE FOR LOCAL DEVELOPMENT PRACTITIONERS**

*(Sector land Notary, Manager of Umurenge Sacco and Agronomist of Umurenge*

1. What are likely challenges women face in land Rights implementation in Kagano Sector?

.....  
.....  
.....

1. What can you propose as strategies to overcome the barriers in implementation of women land Rights in Kagano Sector?

.....  
.....  
.....

2. What are the services benefited by women in your work related to the land law?

.....  
.....  
.....

3. How women were before and what changes brought by the new land law to women in term of credit volume taken from Umurenge Sacco?

**Appendix 5: Observation from SACCO (Kagano sector) on the change (number of women) for women's credit access**

<b>Before new land law Amount of credit</b>	<b>Number of Observation</b>	<b>After new land law Amount of credit</b>	<b>Number of Observation</b>
50000-100000		50000-100000	
100000-200000		100000-200000	
200000-500000		200000-500000	
500000-1000000		500000-1000000	
1000000 and Above		1000000 and Above	

**Appendix 6: R Codes/Scripts used**

B1=rep (12500,134) #number of observation in the first interval (income of women) before new land law implementation

B2=rep (27500, 89) #number of observation in the second interval (income of women) before new land law implementation

B3=rep (42500,61) #number of observation in the third interval (income of women) before new land law implementation

B4=rep (57500,34) #number of observation in the fourth interval (income of women) before new land law implementation

B5=rep (72500, 12) #number of observation in the fifth interval (income of women) before new land law implementation

B6=rep (87500, 10) #number of observation in the sixth interval (income of women) before new land law implementation

B7=rep (95000, 8) #number of observation in the seventh interval (income of women) before new land law implementation

B=c (B1, B2, B3, B4, B5, B6, B7) # the data set that encodes all the observations of income before (in frws)

B #display all the observation of stored in this variable called "B"

length(B) # the number of all observations/items stored in this variable "B"



A1=rep (12500,6) #number of observation in the first interval (income of women) after new land law implementation

A2=rep (27500,14) #number of observation in the second interval (income of women) after new land law implementation

A3=rep (42500,34) #number of observation in the third interval (income of women) after new land law implementation

A4=rep (57500,74) #number of observation in the fourth interval (income of women) after new land law implementation

A5=rep (72500, 61) #number of observation in the fifth interval (income of women) after new land law implementation

A6=rep (87500, 66) #number of observation in the sixth interval (income of women) after new land law implementation

A7=rep (95000, 93) #number of observation in the seventh interval (income of women) after new land law implementation

A=c (A1, A2, A3, A4, A5, A6, A7)

A length(A) t test (B, A, paired = TRUE) # apply the one (dependent) sample t-test to the data sets "B" and "A".

## Appendix 7: R/R Studio row data analysis

Group A and B for Significance test

Group A (Women's average income before new land law):

[1] 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500  
[14] 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500  
[27] 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500  
[40] 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500  
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[79] 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500  
[92] 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500  
[105] 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500  
[118] 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500 12500  
[131] 12500 12500 12500 12500 27500 27500 27500 27500 27500 27500 27500 27500 27500  
[144] 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500  
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[170] 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500  
[183] 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500  
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[209] 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500 27500  
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[339] 87500 87500 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000

Group B (Women's average income after new land law):

- [1] 12500 12500 12500 12500 12500 12500 27500 27500 27500 27500 27500 27500 27500
- [14] 27500 27500 27500 27500 27500 27500 27500 42500 42500 42500 42500 42500 42500
- [27] 42500 42500 42500 42500 42500 42500 42500 42500 42500 42500 42500 42500 42500
- [40] 42500 42500 42500 42500 42500 42500 42500 42500 42500 42500 42500 42500 42500
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- [66] 57500 57500 57500 57500 57500 57500 57500 57500 57500 57500 57500 57500 57500
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- [248] 87500 87500 87500 87500 87500 87500 87500 87500 95000 95000 95000 95000 95000
- [261] 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000
- [274] 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000
- [287] 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000
- [300] 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000
- [313] 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000
- [326] 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000
- [339] 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000 95000