

**THE IMPACT OF LAND RIGHTS ON WOMEN'S PRODUCTIVITY
AND ECONOMIC ADVANCEMENT
A CASE STUDY OF NDORWA EAST**

KABALE UGANDA

A Thesis

**Presented to the
College of Higher Degrees and Research
Kampala International University
Kampala, Uganda**

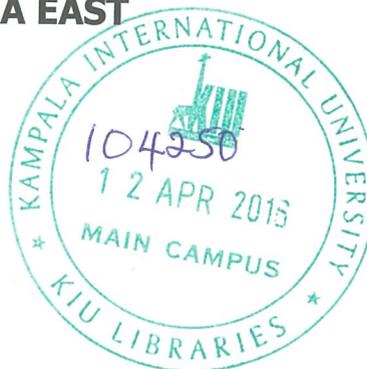
**In Partial Fulfillment of the Requirements for the Degree
Master of Human Rights**

By:

Kwehangana D. Julius

MHD/16968/102/DU

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DECLARATION A

"This Thesis is my original work and has not been presented for a degree or any other academic award in any university or institution of learning".

Kwehangana D. Julius



Name and Signature of Candidate

02/11/2012

Date

DECLARATION B

"We confirm that the work reported in this thesis was carried out by the candidate under our supervision".

Dr. Abuga Isaac

Name and Signature of Supervisor

Date

DEDICATION

I dedicate this piece of work to my dad and late mum, family members and children as an encouragement to their future pursuits and ambitions in the field of education.

ACKNOWLEDGEMENT

In the first place I thank God for having protected and enabling me to complete this study of masters of human rights very sound and a healthy.

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ACRONYMS AND ABBREVIATIONS

SES	Socio economic status
UDHR	Universal Declaration of Human Rights
CEDAW	Convention on the Elimination of All Forms of Discrimination against Women.
FAO	Food Agricultural Organization
ILC	International Law Commission
SADC	Southern African Development Community
WLSA	Women League of South Africa
LCV	Local Council Five
%	Percentage
AIDS	Acquired Immune Deficiency Syndrome
UN	United Nations
UNDP	United Nations Development Programme
US\$	United States Dollars
LCI	Local Council One
SA	Strongly Agree
A	Agree
UD	Undecided
D	Disagree

SD	Strongly Disagree
PLE	Primary Leaving Education
UCE	Uganda Certificate of Education
UACE	Uganda Advanced Certificate of Education
Ug Shs	Uganda Shillings
Vol	Volume
FOWODE	Forum for Women in Democracy
ICRW	International Center for Research on Women

ABSTRACT

The study aimed at establishing the relationship between land rights and women's productivity and economic advancement. The study was guided by the following objectives; to establish how land rights can be orientated to improve women's productivity and economic advancement, labored to find out how women's productivity and economic advancement can be improved and finally the study tried to find out the relationship between land rights and women's productivity and economic advancement; in Ndorwa East Kabale district Uganda south western region of Uganda. It applied descriptive survey research design in which both qualitative and quantitative methods were used. A self-administered questionnaire, focus groups, observation and an interview guide were the instruments of data collection from a sample size of 50 women. The collected data was presented in tables with varying percentages calculated. Interpretations and drawing of conclusions were made according to the number of occurrences on each item where findings revealed that land rights affect women's productivity and economic advancement in Ndorwa East constituency, the administration, management and enforcement of land rights is patronized by men and lastly planning and formulation of land rights does not involve women to decide on the degree of application and implementation and concluded that land rights should be revised and formulated to favor both women and men, in other words law of equality should surpass all human beliefs and biases and it was importantly recommended by the respondents that land rights should be revised to cater and treat both women and men equally .

CHAPTER ONE

THE PROBLEM AND ITS SCOPE

Background to the study

Generally people think that women are under men and should not inherit property since men marry them and take care of them in their basic necessities of life. Furthermore, a look on various human societies puts women under the care of men and they feel that women ought to be submissive to men.

Globally women have been seen on a wide spectrum as society modelers in aspects of life, they are economically able in the production processes, evidence and experience portrays that at family levels women perform donkey work compared to men to sustain effective existence of families and societies. Therefore, it argued that if women are incorporated free interplay in the utilization of economic resources of finances, labor, time, and land would contribute high outputs in terms of numbers and quality for economic growth and development (Denzin, 2002).

In Uganda Land rights and administration are based on a dual system, namely statutory and customary land tenure under which land rights are acquired, retained, used, disposed off and transferred. The Land Tenure System determines how people can access and control Land. Lorenzo (2007). Generally administration of Land in Uganda rural areas is largely based on customary Land Tenure System which uses traditional norms and cultural standards as the determinants of Land acquisition and utilization.

Customary Land Tenure System in Uganda originally operated on two levels, that is to say catering for sedentary communities and for Pastoralists. On sedentary Agricultural communities, Kings and chiefs allocated Land to clans and groups of households according to customary guidelines. On Pastoral communities, there was a need of allocating land to an individual of households as they kept on moving in

search for pastures and water. The Bakiga who are mainly Agriculturalists' practiced the above described Sedentary Land System in which clan leads. The Bakiga who occupy Kabalae in which Ndorwa East constituency is in were originally from Rwanda.

When men died their land and property were inherited by their sons not daughters. Women and daughters were left out in distribution of Land by clan members and this affected them in Economic, social, and political development as Land is a source of income in Ndorwa East. This practice injured on women's rights to develop at the same pace with men. In Ndorwa East constituency, imbalances between women and men across utilization and ownership rights exist. Ownerships and utilization of Land which is a form of Economic, social and political imbalances between men and women is a result of customary rights that give men more powers than women over land use, access and ownership.

Men takeover the control of fields and selling of crops living women without anything to put in productive use. This method of Land utilization leaves women without productive incomes and this is why their rights are always infringed on by men as they always count women as inferior to men (Jacobson 1992). With such restricted measures like access, inheritance and control of Land, women are disadvantaged in providing for themselves and their families in regard to contributing to Economic growth and development, lack of access to Land lower women's productivity, limit their employment options, their ability to increase investment and their productivity is limited as they are denied even chances of going to school.

In the Bakiga societies of Ndorwa East, Kabale, women's Economic advancement is hindered by lack of Land rights which caused them not to go to school, fail to get bank loans as Land is regarded as a collateral security for obtaining a bank loan. This makes women lose their rights as human beings.

Therefore, the study was undertaken to investigate the relationship between land rights and women's productivity and economic advancement in Ndorwa East. The study covered Maziba, Kaharo and Buhara sub-counties in Ndorwa Kabale district. In addendum, the study looked at appropriate recommendations to improve land rights that would enhance women productivity and economic advancement in the community.

According to Moyo (1996); it is very important to note that, in the production sector women play a great role in practical perspectives, for instance, the accessibility, utilization and control of land yields to high productivity of agricultural outputs and infrastructural developments. Therefore, productivity becomes the attainment of the highest level of performance with the lowest possible expenditure of resources which represents the ratio of the quality and quantity of products to the resources used.

Statement of the problem

Land rights in Ndorwa East plays an intrinsic part of people's lives, beliefs systems and source of social power and self work, and discrimination of Women among men is very high when it comes to access, inheritance and control of Land, which infringes on their rights as women. This practice therefore, has made women to remain behind in terms of production and Economic advancement. Despite the government policy to improve women's economic advancement, grass root women have not benefited in it as it has not materialized (FOWODE 2012) forum for women in development. A serious reason for the researcher to undertake the selected research topic to establish the impact of land rights on women's productivity and economic advancement, and come out with possible recommendations to empower women.

Purpose of the study

The study analyzed the relationship between land rights and women's productivity and economic advancement in Ndorwa East Kabale district purposely to establish how women can be empowered which is pertinent to their productivity and economic advancement. The study further established how land rights can be oriented to improve women's productivity and economic status. Finally, the study established the appropriate and viable recommendations geared at enhancing women's productivity and economic advancement.

Research objectives

1. Establish how land rights can be orientated to improve women's productivity and economic advancement
2. The level of economic advancement in Ndorwa County
3. Establish the relationship between land rights and women's economic advancement in Ndorwa County

Research questions

- (i) How could land rights be orientated to improve women's productivity and economic advancement?
- (ii) How could women productivity and economic advancement be improved in Ndorwa County?
- (iii) What is the relationship between land rights and women productivity and economic advancement in Ndorwa County?

Hypothesis

There is no significant relationship between land rights and women's productivity and economic advancement in Ndorwa East, Kabale district, Uganda.

Scope

The scope of the study covered the geographical, time and content scope. On the geographical scope, the study was conducted in three sub counties of Maziba, Kaharo and Buhara in Ndorwa East Kabale district Southwestern Uganda. Time scope, the study covered a period of five years from 2007-2011 for the purpose of formulating strategies and recommendations capable of improving women's productivity and economic advancement. Therefore, the analysis was done on land rights formulation, management, administration and implementation principally to empower women. And finally on the Content scope, the study gave an overview of issues that paves way for a clearer understanding of the research problem and identify the knowledge gap this study seeks to fill. Knowledge and awareness are given on how land rights could be formulated, managed and administered to cover both women and men equitably in the production processes.

The independent variable was land rights which affect women's participation in the use of land to produce output. Since land is controlled and monopolized by men women have no decision to make as far as land ownership and utilization is concerned. This has drugged and handicapped women's ability and prowess to own land, use and control due to ignorance, poor representation, decision-making levels, poverty, disease, fear and mistrust. However, the improvement of the stipulated social limitations leaned on women. Women would define their position and destiny in the society, hence, demand equal distribution of land rights to participate equally competitively with men in the production of goods and services for economic empowerment.

The dependent variable was women's productivity and socio-economic advancement which is determined by the ruling land rights which limits them to own, use and control land. This clearly puts it across that the the streamlining of land rights to equally apply on men and women, would make the socio-economic status of women good. However, depending on individual women's participation and

concentration on hard work their economic status would vary from high, middle or low.

Significance of the study

The major significance of this study is to expose cultural leaders, community leaders, elders, sages, policy makers and politicians to benefit in getting knowledge about the impact of land rights on women's productivity and economic advancement. The knowledge will help them to consider proper management and administration of land rights on women and men to maximize high levels of output. Furthermore, the study is to provide a reasonable comprehensive fact finding of the basic needs and philosophical concepts and categories necessary for a clear and better understanding the implication of land rights on women's productivity and economic advancement in the community. The study therefore, ought to challenge cultural leaders, community leaders, elders, sages, policy makers and politicians to become knowledgeable about land rights in the society as they continue working for socio-economic development and transformation of their subjects.

The study will benefit the researcher to fulfill the partial requirement for the award of a Degree of Master of Human Rights of Kampala International University that will improve competency and management skills in executing duties in social services to the people.

It will also benefit future researchers who are desirous to learn and expand their knowledge on land rights on women's productivity and economic advancement upon the established research findings. On the other hand, the study will contribute to the existing knowledge in the field of land rights and their implications on women's productivity and economic advancement in the community; to enlighten potential cultural leaders, community leaders, elders, sages, policy makers and politicians on what is expected of them when administering and managing land rights and human rights

CHAPTER TWO

REVIEW OF RELATED LITERATURE

Introduction

In the contemporary world land rights and their impact exerted on women's productivity and economic advancement are controversial issues about which divisionally academicians and scholars have been at each other's throat for a long time to determine the degree of socio-economic development and transformation (Benschop 2002). Various definitions of the key words in the study have been propounded to establish their relevancy to productivity and socio-economic development and transformation.

Concepts, ideas, Opinions from authors/experts

Land Right: is the acknowledgement and acceptance of prior ownership of land by various categories of people according to the traditions and customs of that locality. Access to land is another form of land right referring to the ability to use land and other natural resources to control the resources and to transfer the rights to the land and take advantage of other opportunities. Access to land include main aspects of strengthening land tenure security increasing the amount of land that people have access to and improving the productivity of land.

Women's Land Rights: International law has framed gender equality as part of global concern on human rights and basic freedoms for social, economic and political rights. These include claims on access to and control over productive resources like land. The Universal Declaration of Human Rights adopted in 1948 (UDHR, 1948) and international laws and conventions developed afterwards have a number of provisions to address gender equality. The Convention on the Elimination of All Forms of Discrimination Against Women (CEDAW) prohibits any distinction, exclusion or restriction based on gender that harms or nullifies women's human rights and

fundamental freedoms (CEDAW, 1995:3). It establishes women's rights on par with those of men to political, economic and social participation and benefit. Articles 7-8, 10-13 and 16 of CEDAW have comprehensive coverage and oblige signatory states to achieve these goals.

According to Dorante-Day (2009), Land rights refers to the allocation of rights in land, the delimitation of boundaries of parcels for which the rights are allocated the transfer from one party to another through sale, lease, loan, gift or inheritance, and the adjudication of doubts and disputes regarding rights and parcel boundaries. Furthermore, land right is the acknowledgement and acceptance of prior ownership of the land by various categories of people according to the traditions and customs of that locality .Access to land is another form of land right referring to the ability to use land and other natural resources to control the resources and to transfer the rights to the land and take advantage of other opportunities. Access to land include main aspects of strengthening land tenure security increasing the amount of land that people have access to and improving the productivity of land.

On the global perspective, the concept of land ownership segregates women from men whereby men are placed high to own, utilize, and control land. Women are supposed to be household keepers under the leadership of and loyalty to men who are their husbands. Customary Land Tenure System was widely practiced across sub-Saharan Africa, whereby women were so much marginalized, hence, making them to contribute little in terms of production or output. Economically women have remained lower than men (Jacobson 1992).

Productivity; is a measure of the efficiency of production .It is a ratio of production output to what is required to produce it (in puts) .Its measure is defined as a total output per one unit of a total in put or the amount of output per unit of input (labor ,equipment and capital (Grigsby, 2004). Furthermore, Dorante-Day (2009)remarked that productivity is computed by dividing average output per period by the total costs incurred or resources (capital, energy, material, personnel)

consumed in that period. Productivity is a critical determinant of cost efficiency or an effective use of innovation and resources to increase the value –added content of products and services .It is the true source of competitive advantage that creates long-term economic viability and a better standard of living for all.

According to Osoba & Iyaniwura (1983), Productivity it is quantitative relationship between output and input. Regardless of the type of production, economic or political system, productivity remains the same as long as the basic concept is the relationship between the quantity and quality of goods and services produced and the quantity of resources used to produce them. Eatwell & Newman (1991) also, asserted that productivity is a ratio of some measure of output to some index of input use.

In addendum, Prokopenko (1987) propounded that in effect, productivity becomes the attainment of the highest level of performance with the lowest possible expenditure of resources .It represents the ratio of the quality and quantity of products to the resources utilized.

Olaoye (1985) observed that productivity as a concept can assume total factor productivity and partial productivity where the former relates to productivity that is defined as the relationship between output produced and an index of composite inputs, meaning the sum of all the inputs of basic resources notably labor, capital, goods and natural resources.

Women’s economic advancement; is the female participation in the labor force as employees in the public and private sectors, including their actual and potential labor force participation rates, unemployment and underemployment ,gender gaps in wages and benefits and horizontal and vertical job segregation and, women’s capability for employment and wealth creation through their effective participation in the private sector as entrepreneurs ,producers, investors, and women’s participation in the political sphere to contribute to gender – responsive, decision making in

economic and social development. International Center For Research on Women (ICFRW) put it forward that, women economic advancement is often directly related to their ability to access and use technology (Grigsby, 2004).

Theoretical perspectives

The study from the university of Minnesota revealed that the more scarce men are, the more high powered a woman's career choice is .It highlighted a sexual paradox associated with women's economic and educational advancement .The study assert that as women pursue more education and more lucrative careers when they cannot find a husband, the ironic effect is that it will only get harder to find a husband as women become more educated and earn higher salaries. This is because a woman's standards keep increasing as she becomes more educated and wealthy, which further decreases the number of suitable males.

Human capital theory suggests that just as physical capital (machines) augments people are economic productivity, so human capital acquired through education improves the productivity of individuals. Studies on sources of economic growth demonstrate persuasively that education plays a major role as a factor in the rise of output per worker. The new growth theories in economics place education and human resource development at the centre of their explanation for long term economic growth .If female schooling raise human capital, productivity, and economic growth as much as male schooling does, then women's disadvantage in education is economically inefficient (worldwide research).

While the economic benefits of educating girls are similar in size to the economic benefits of educating boys. Subbanao & Roney (1995) assert that the social benefits from investing in female education are far greater than those from investing in male education and that the benefits from expanding female education are far greater than the benefits from public interventions such as improving family planning service provision or increasing the number of physicians in the population.

Studies by Subbanao (1975) demonstrate the powerful role of women's educational empowerment in reducing desired family size, fertility, population growth, child mortality, and gender bias in child mortality, while at the same time showing that men's education mattered comparatively less to these important social outcomes.

Studies from Burkina Faso, Cameroon and Kenya on women economic advancement demonstrate that increasing women's control over household inputs and farm income could boost farm yields by up to 20%. Simulations from Latin America suggest that eliminating occupational and wage discrimination against women could lead to a 9% increase in gross domestic product (GDP). World Bank research on India's rapid growth found that states with higher female labor market participation rates enjoyed greater poverty reduction showing that investing in women can transform the trajectory for children and families and can lead to widespread economic growth.

Related studies

Various studies portrayed that women in developing countries deprived of the basic benefits of technology –such as efficient household energy for cooking, heating and lighting, as well as for home-based agricultural and industrial activities and it is said technology has the potential to initiate a chain reaction that results in women's economic advancement and in turn raises their standard of living, strengthen their families and communities and contribute to significant global progress.

Globally, 11% of women listen to radio at least a week, slightly less than half of the 24% of men who do so and while many women use computers mainly for data entry purposes fewer work in computer programming, or in designing computer software and hardware .The limited data available on women's' participation in computer science and engineering jobs around the world indicate that women are sorely underrepresented in higher skilled and higher prestige positions.

Lacking access to critical information and professional opportunities, women miss out on possibilities to increase their productivity and strengthen their economic participation. The potential to advance women economically may be the most exciting transformative feature of technology .Empowering women and improving the efficiency of their work is critical for reducing poverty. Mounting evidence confirms that women's improved economic status produces many positive economic and welfare outcomes for children, families and societies.

Countries with less inequalities in men's and women's employment and education benefit from lower child mortality ,as well as more transparent businesses and faster economic growth and women's ability to access income, technology and paid work improves their children's welfare more than men's access to similar resources. A mothers' social and economic status is considered one of the best indicators of whether her children will complete their education and enjoy healthy, poverty –free adulthoods. Increases in household income, particularly income controlled by women, correlate with a boost in children's nutrition and survival .Women with higher earning potential and education tend to vaccinate their children. Globally Children whose mothers enjoy higher earning potential and education get to complete more education than children whose mothers have less schooling and less earning.

Rogers (1980) asserts that women were excluded from new social and economic opportunities resulting from development efforts and observed that women were being involved in development processes that denied them their independent, sometimes referred to as customary, rights, roles and access to resources. Inquette (1990) argued that need for policy support of productive roles articulated within WID in efficiency terms the costs of investing in women's productivity being justified in terms of economic and social gains and in terms of justice for women who had been relegated to a subsistence and lower status role.

Abdulkadir (2003) asserts that feminism ideology seeks to assert the principle that women should have political, economic and social rights equal to those of men. He argued that it is a movement that entrenches these rights through the emancipation of women, liberating them from class and gender exploitation and oppression. Feminist ideology insists that society should recognize claims of women for rights (legal ,political ,social and economic)equal to those possessed by men (Ezeigbo, 1996) and it should not be seen as a threat to masculinity.

It is imperative to note, that Women's Land Rights International law has framed gender equality as part of global concern on human rights and basic freedoms for social, economic and political rights. These include claims on access to and control over productive resources like land. The Universal Declaration of Human Rights (UDHR), adopted in 1948 and international laws and conventions developed afterwards have a number of provisions to address gender equality. The Convention on the Elimination of All Forms of Discrimination against Women (CEDAW) prohibits any distinction, exclusion or restriction based on gender that harms or nullifies women's human rights and fundamental freedoms (CEDAW, 1995).

The Beijing Declaration in its Article 35 states that, governments should ensure women's equal access to economic resources including land, credit, science and technology, vocational training, and others, as a means to further the advancement and empowerment of women (CEDAW, 1995). Furthermore, the United Nations High Commissioner for Human Rights passed a resolution on women's equal ownership, access to, control over property, and land (UNHCR 2003). In addition, African Protocol to the African Charter on the Rights of Women in Africa adopted by the then Organization of African Unity called upon all African states to eliminate discrimination against women and to ensure women's rights as set in international declarations and conventions (OAU, 2003). It demanded African governments to combat all forms of discrimination against women through appropriate legislative and institutional measures. The protocol includes a number of articles on women's social,

economic and political equality and gives particular emphasis to the rights of widows and divorcees.

UN agencies and international organizations play significant roles in supporting women's equal rights on access to and control over land. FAO is the responsible UN agency to lead international efforts to overcome hunger. FAO (2008) draws special attention to rural development and facilitates debate forums on land policy issues. International Law Commission – ILC (2009) focuses on women's access to land and gender relations in land tenure. ILC runs 'Gender Relations in Tenure Project' on women's rights to land which focuses on key issues regarding women's access to land (Adams 2001). The legal, policy and institutional framework for women's economic advancement and land rights in Uganda reveals the root of the barriers to women's labor force participation as traditional attitudes that place a high value on women's roles in the private sphere and within the family and Bakiga community.

According to the World Bank ,the dynamics that determine women's access to land and interaction in the public sphere are shaped by certain elements grouped under traditional paradigm .This paradigm is based on the centrality of the family, male role as sole bread winner ,social restrictions on women based on a "code of modesty "that emphasize a woman's honor and reputation, and inequality of power in the private sphere(for married women especially ,mainly because of their husbands unilateral right to divorce).

The traditional paradigm is based on the recognition that men and women differ in biological differences which determine their social function .Men and women carry different and complementary responsibilities within the family and they have different but equitable rights associated with those responsibilities .The paradigm assumes that a woman will marry (early),her recognized contribution to the family will be as a home maker ,that the household will be headed by a man ,who will retain the highest authority ,and the man will have a job that will allow him to

provide for his family(women ,as wives and mothers are) perceived as vulnerable and in need of protection .This protection is to be provided by the husband or by a close male family member. Men’s responsibility as protectors is seen as justification for their exercise of authority over women in all areas of decision making and action that relates to the public sphere (World Bank) 2004.

A wide variety of laws and policies pertaining to land and property rights in Uganda exist, of particular interest for the study are laws relating to access and inheritance of land by women. The multi-layered processes at international, regional, national and even local levels have shaped legislative and policy context. An important international instrument is the 1979 Convention on the Elimination of all forms of Discrimination against Women (CEDAW), which deals comprehensively with the broad spectrum of human rights as they relate to women. Uganda ratified the Convention in 1985 thereby agreeing to take all appropriate measures including legislation, to ensure the full development and advancement of women on a basis of equality with men. Of particular relevance to the issue of land and livelihoods is Article 14(2)g, which states that state parties to the convention shall ensure that women have the right to have access to agriculture, credit and loans, marketing facilities, appropriating technology, and equal treatment in land and agrarian reform as well as in resettlement (WLSA, 2001).Article129(1)d of the constitution of Uganda deals with protection from all forms of discrimination, be it race, tribe, origins, political opinion and gender. Discrimination on the grounds of gender was outlawed by constitutional Amendment (1995). However, women because of claw black have criticized the Law that does not include equal inheritance rights for women and only permit discrimination in matters of personal and customary law. Land allocation is traditionally to male heads of families, with women having rights that allows the use of property that belongs to others (WLSA, 2001).Women were not allocated land in their own right, but only had access through their male relatives as wives, sisters and

daughters. This practice has continued with the formal legislation perpetuating these discriminatory practices.

Under the Uganda land Act of (1998), any decision in respect of land held under customary tenure ,whether in respect of land held individually or communally ,shall be in accordance with the customs ,traditions and practices of the community concerned ,except that a decision which denies women or children access to ownership ,occupation or use of any land or imposes conditions which violate articles 33,34 and 35 of the constitution on any ownership ,occupation or use of any land shall be null and void. Though Uganda enacted laws that protect women ,there are some impacts on the side of law .As laws ,policies and institutions reflect socioeconomic realities and enable families to improve their living standards, the legal framework plays an important role in motivating the working age population to actively engage in the economy . Ugandan laws affecting women's status, economic advancement, and political participation fall into labor force rights, personal safety and protections, rights and entitlements under the penal code act ,nationality and citizenship rights ,and personal status laws that affect women's access to the public sphere.

Despite constitutional guarantees of equality, some laws still have gender discriminatory content. Inherent in the laws are the societal perceptions of child rearing and caring for children as the sole responsibility of the wife or mother. Ugandan labor law provisions have both positive and negative impacts on women as participants in labor force and present a double edged sword for women. Rights are granted to women employees to protect them from losing their jobs during pregnancy and rights to assistance with child care and maternity benefits as important enablers for female labor force participation. Women's participation and engagement in the production sector is fundamental to socio-economic development. However, due to marginalization of women by men in accessing, owning, utilization

and control of land women in the long run produce little. Many circumstances embedded in land rights contribute a lot in limiting women to access and use land.

Customary ownership Rights; a certificate of customary ownership shall be taken to confirm and is conclusive evidence of the customary rights and interests specified in it, and the land to which the certificate refers shall continue to be occupied, used, regulated and any transactions in respect of the land undertaken and any third party rights over the land exercised in accordance with customary law. The right adversely favors men over women which is a setback for women to fully participate in the production of goods and services that would uplift their socio-economic status in the society.

Land redistribution; women in Uganda form 52% of the population of the country and 86% of them depend on land for their livelihood and that of their families. Women also constitute 70% of all agricultural labor and are the primary managers of homes in communal areas. Accordingly, Article 14 (2)g of the CEDAW asserts that: 'state parties shall take all appropriate measures to ensure that women have access to agricultural credit and loans, marketing facilities, appropriate technology and equal treatment in agrarian reform as well as in land resettlement schemes. However, there is no enabling legal framework to ensure equality in the redistribution of land. Colonial land tenure arrangements that discriminated against women have been perpetuated in the present day through the Communal Land Act 1998 and the Traditional Leaders Bill 2010. Under these laws, women in communal areas, where most rural Ugandans live, are still expected to depend on men for land, denying them tenure rights.

Even though article 21 of the Uganda Constitution stipulates that every citizen has an equal right to ownership of property, another Constitutional provision under customary law allows discrimination against women on ownership of property of their deceased spouses. Article 26(1) of the constitution states that every person has the

right to own property, either individually or in association with others and article 31(2) states that Parliament shall make appropriate laws for the protection of the rights of women to inherit the property of their deceased spouses. Given the fact that customary law places heavy emphasis on land rights being enjoyed by the head of the household who in the context of Ugandan customary law is generally considered to be a male, women's land rights are not adequately protected. The fact that women lack access to use and control over land makes them unable to acquire credit, marketing facilities and excludes them from decision-making powers over agricultural production activities and benefits. Gilligan (1993)

Marriage Law in relationship to Women's Land Rights; Uganda has two marriage laws: the Marriage Act 1904 and the Customary Marriage Act 1973. Due to the dual system of customary and general law that is used in Uganda, marriages have been given different status by the law with negative consequences on women's rights. In addition, there is an unregistered Customary Law Marriage, which unlike the former two marriages is not valid at law. Upon separation or divorce, a spouse can only get property or a share of it if she can prove to have purchased or contributed towards it because the Matrimonial Causes Act does not apply to this type of marriage. The Marriages Act (1904) discriminates against women in the sense that it sets different age limits for marriage between females and males.

According to World Bank (2001) gender inequality refers to the difference in rights and privileges between women and men reflected in legal statutes, customary laws and community practices. These differences are reflected in marriage, inheritance, property ownership and management, household and community activities and decision-making. Deprivation of women's land right through customary practices regarding land inheritance and property distribution after divorce is a challenge in patriarchal societies in Uganda. Men remain central heirs and holders of land rights in patrilineal communities. Women's direct access to land is often limited in traditional societies. Women have indirect access to land in terms of use rights

acquired through kinship relationships and their status as wives, mothers, sisters or daughters (Davison, 1988). However, these use rights may not grant enough security for women when family structures break due to various reasons.

Furthermore, international human rights instruments related to women's property ownership and inheritance revealed that denial of these rights makes women's land rights a human rights issue. Gap exists between international human rights provisions and national legal provisions because national laws of property rights in Uganda are influenced by customs, attitudes and perceptions. Benschop (2002). The interaction of statutory laws and community customs and traditions determine how women's legal rights on land are actually realized in practice in Uganda. Gap between legal systems and customary practices is obvious and nature of the gap defines the extent to which women's rights are neglected or promoted in access to and control over land in communities. Women's equal access to and control over land is an issue of equity, poverty reduction, food security, sustainable development and even human rights.

Tenure systems and gender relation in Uganda; Land tenure refers to terms and conditions under which land and other related resources are held and used. A tenure system reflects who holds what land under what conditions. Land tenure systems vary from community to community and are influenced by historical development of each community. Gender relations (Moyo, 1996) influence terms and conditions under which rights to land are acquired, retained, used, disposed or transferred.

According to FAO (1997), gender disparities in rights constrain women's choices in many aspects of life and limit their opportunities to participate in economic activities of society. Access to land and land tenure relations are critical as most communities depend on land to ensure food security

Chinkin (2001) propounded that; access to land is a means to access membership in agricultural associations, to access agricultural inputs and credit. Lack of access to rural land is an obstacle to agricultural productivity and to increase rural women's income, as they cannot access these resources without holding land and securing tenure. Gender power relation has serious influence on land tenure systems because it determines roles and status of women and men in society

(Denzin (1995) asserted that, intra- household gender relations reveal gender power imbalances; these relations are reflections of inequalities in access to resources, intra household distribution of income and decision-making power. These inequalities are directly related to levels of household poverty and food insecurity. Ensuring property rights is considered as one mechanism to enhance women's bargaining power at household and community levels. In Africa, predominance of the patriarchal system induces gender power relations, which downgrade women to inferior position. The patriarchal system influences socio-economic and political structures, government policies and strategies and this has impact on accessing, managing and controlling resources.

In addition, administration of land in rural areas is largely based on customary tenure, implying that traditional norms and cultural beliefs are the main determinants of decision-making. Under customary tenure, for instance, land is communally owned and is normally allocated to male heads of families. Although land acquisition and usage including land under customary tenure - has been liberalized in Uganda, this has not provided new opportunities for rural women yet. It is also put forward that, traditional tenure, widows had "no right to inherit and are therefore without even the theoretical protection provided to divorcees by the Matrimonial Causes Act. Kisamba (1989)

Alternatively, to understand and abolish women's marginalization, it is essential to examine the process by which gender characteristics are defined, and gender relations are constructed (Connell, 2000).

Chinkin (2001) remarked that, the patriarchal society socially constructs roles for women and men, ascribed to them based on their sex. Gender roles depend on a particular socio-economic, political and cultural context. These roles are not natural, but just social constructs that a society produce and ideologically conscientize its members to believe in. The construction of gender involves the creation of gender hierarchies that include power relations between men and women. This deferential allocation of power to men and women determines their access to resources, be they political, social or economical

Chinkin (2001) suggested that, politically speaking; men have more power and participate more than women participate. Socially, they have higher status and respect than women, whilst economically, they have more to access to resources than women do. However, on the other hand, O'Brien (2000) argues that, patriarchy is structured, ideological and historical. She argues that the family plays a role in ideological reproduction, socialization of young children, the reproduction of the social and ideology relations of male supremacy Birgegard (1993) put forward that the postcolonial Government of Uganda retained the historical basis for gender inequality in access and control of land, which is customary law and practice.

This ensures that women access land through their relations with men. Customary law gives land rights to men on their own right or on behalf of the family. This gives them the duty to make allocations to their wives, daughters and other female relatives, but the outcome depends on their choices.

CHAPTER THREE

METHODOLOGY

Introduction

This section highlights the research design that was used, area of the study, population of the study, sample selection methods and size, data collection methods, procedure of data collection and data analysis methods

Research design

The study adopted a descriptive design to generate data from a wide range of respondents who are women in Ndorwa East Kabale district on how their productivity and economic advancement is affected by land rights. The study adopted a cross sectional survey research design using both qualitative and quantitative approaches. The study used a cross sectional survey research design because it is a method of investigation in which self-report data collection from samples of pre-determined interests can be done at a particular point in time (Amin, 2005).

Research population

Research population constituted of women who are married, divorced, widows, single mothers, women leaders, elders and local council chairpersons. This was because such categories of people were believed to be affected, knowledgeable and conversant about the plight of women as far as land rights and their productivity and socio-economic advancement are concerned.

Sample size

The targeted sample size was 500 women; 50 respondents were selected using purposive and random sampling technique for the study from the women of Ndorwa East Kabale district. Different categories of respondents were composed of

married (15), divorced (10), widows (10), single mothers (10), and women leaders (5). The local council chairpersons and elders involved in the study were used during consultation sessions to relevant information.

Sampling procedure

The sampling procedure applied by the researcher was purposive and random sampling procedure. The purposive technique is used in order to target respondents who are in a position to provide the necessary and relevant data for the study. Random procedure was also used by the researcher to avoid any form of bias in choosing the representative sample whereby each woman from the research targeted population stood equal chance of being selected for the study.

Research Instruments

Both primary and secondary data were collected using the instruments. The study began by a library research. A number of relevant textbooks, reports, journals, new papers, magazines, periodicals, on line surfing (internet) and other relevant official documents were critically studied and reviewed. Collection of the primary data involved the use of the following instruments.

Validity and Reliability of the Instruments

Validity; In order to test and improve the validity of the questionnaire, the researcher availed the first draft to colleagues doing the same course and later to some lecturers. These were requested to look at the items and check on language clarity, relevancy, and comprehensiveness of the content and length of the questionnaire. The researcher thereafter made adjustments in respect to the comments raised and with the supervisor's advice. Furthermore, two experts were consulted and requested to look at each item and judge whether it was: 1-Not relevant, 2- Somewhat relevant, 3- Quite relevant or 4- Very relevant. The researcher then put the items in 2 categories with 1 and 2 in one category and 3 and 4 in

another category. The researcher went ahead to calculate a Content Validity Index (CVI) using the formula below.

$$CVI = \frac{\text{Items rated quite relevant/very relevant by both rates (3 or 4)}}{\text{Total number of items in the questionnaire}}$$

The CVI for all the instruments (0.8 for the questionnaire and 0.7 for the interview guide) were calculated and found within the statistical accepted range of $0 < CVI \leq 1$ as can be seen in Appendix III.

Reliability; also for the researchers to establish the reliability of the instruments, carried out a pilot study, using the results, the reliability of the instruments was computed using the Cronbach's Alpha Coefficient (α) using the formula below.

$$\alpha = \frac{K}{K-1} \left(1 - \frac{\sum SD_i^2}{SD_t^2} \right)$$

Where K= Number of items in the questionnaire

SD_i^2 = Standard deviation squared (Variance) for each individual item

SD_t^2 = Variance for the total items in the questionnaire

The α calculated was established at 0.87, a value that was within the accepted statistical range of $0 < \alpha \leq 1$ (Appendix V). The instruments were therefore taken to be reliable.

Data gathering procedures

A letter of introduction was obtained from the Director College of Higher Degrees and Research Kampala International University (KIU) to introduce the researcher to the various categories of women of Ndoorwa East Kabale district. The researcher with the help of research assistants after proceeded to visit the respondents and distributed the questionnaires and the interview guide where need was necessary.

Self-administered questionnaire

Self-administered questionnaires were filled by the earmarked categories of women in Ndorwa East. The questionnaire comprised of both the structured and unstructured questions. The study used questionnaires because they help to cover a large number of respondents in a relatively short time and can generate reliable data because the respondents answer the questions in their own mood without being affected by the researcher's presence.

Interviews

Face to face interviews were conducted with the various categories of women directly in the three sub-counties. The interviews were composed of both closed and open ended questions. Selected women were also interviewed especially the divorced and widowed women.

Observations

Observations were done by the researcher on the participation of women in community / village meetings concerning land ownership, accessibility and utilization in Ndorwa East. This was done most especially on cultural celebrations and funeral rights in villages within the three sub-counties.

Consultation

Consultations were done with the categorized women groups especially women leaders in the three sub-counties to get their views, contributions, recommendations on land rights and how women can be empowered economically.

Focus groups

Focus groups of five women were formed by the researcher to share with them about land rights, their impact on their productivity and economic

advancement. Various views, concerns, and recommendations were propounded and adopted by the researcher for the study.

Data quality control

This aimed at ensuring that the instruments used obtain the necessary data from the respondents at different times, but to come out with the same results.

Data analysis

The responses of the respondents were categorized in frequency counts and score tables with varying percentages calculated. Interpretations and drawing of inferences was done depending on the number of occurrences of each item. This was done basing on the three research objectives. The data analysis of each question was analysed qualitatively:- narratively and quantitatively the data gathered was collated, encoded into the computer and statistically treated using the Statistical Package for Social Sciences. Details in the following chapter four

CHAPTER FOUR

PRESENTATION, ANALYSIS AND INTERPRETATION OF DATA

Introduction

This chapter presents the study findings and their interpretations. This was done in accordance with the three objectives and research questions that guided the study: An intervention on how land rights can affect women's productivity and economic advancement, and how they can be adjusted to enhance and improve the socio-economic status of women in Ndorwa East Kabale district Southwestern Uganda; the findings were captured from women (50 respondents)

Background information

The findings were generated from women respondents in view of answering the three research questions. The three research objectives; that is to establish how land rights can be orientated to improve women's productivity and economic advancement, to determine the level of economic advancement and to establish the relationship between land rights and women's economic advancement were sought answers and way forward to pursue for the benefit of women. The presentation of the study findings and their interpretations are given below as follows in their originality as captured from the field by the researcher.

Objective one; orientation of land rights to improve women's productivity and economic advancement, the five questions in section one attached to this objective with their findings from the field are presented in table one below. The guiding parameters are: strongly agree =5, agree =4, disagree =3, strongly disagree =2, Neutral =1.

Table one: Objective 1

Statements	Mean	Frequency				
		5	4	3	2	1
The rate of the impact of land rights	2.74	7	10	28	3	2
Land rights as key factors	3.82	8	31	5	6	0
Given rates of women's productivity	3.56	7	17	23	3	0
Participation in matters concerning land rights	3.36	7	8	31	4	0
Consultative sessions on land rights	4.14	27	11	7	2	3

Source: Field findings

The mean average of the highest score and the lowest score are of the five questions are calculated in the table above. And the narrative of the findings is given below in accordance to the research questions that were used in the questionnaire to justify the study.

The rate of the impact land rights has on women's productivity and economic advancement

This variable of the study was guided by the research question, which stated that "How do you rate the impact of land rights on women's productivity and economic advancement" This aimed at establishing a foundation for the study, for the rest of the questions depended on the participation of women in Ndorwa East Kabale district in the way land rights are managed and administered to consider the plight of women's productivity and economic advancement in the society. The elicited responses from the respondents were presented basing on an assessment guide

whereby strongly agree was rated at (7) respondents, agree: (10), disagree: (28), strongly disagree: (3) and neutral: (2). Out of the 50 respondents (28), revealed that the impact of land rights on women's productivity and economic advancement is high. Alternatively lowest findings: (2) showed that the impact of land rights on women's productivity and economic advancement is very low.

It can be observed from the table that majority of the women respondents (28) revealed that the impact of land rights on women's productivity and economic advancement is high in Ndorwa East Kabale district Uganda. On the other hand, the lowest response from the respondents (2) indicates that the impact of land rights on women's productivity and economic advancement is very low. It was observed by the researcher that the impact of land rights on women's productivity and economic advancement requires reformulation and adjustments in order to incorporate women access rights and opportunities to own land and utilize it viably to improve their productivity and economic status in the society. However, there was a strong conviction that cultural ties and beliefs override law makers and enforcement corps to cling on men's supremacy as natural heirs hence guaranteeing them a step over women to possess, control and use land as sole owners in the society.

Land rights are key factors to women's productivity and economic advancement

Women respondents from Ndorwa East constituency Kabale district Uganda were in addendum requested to expound their position on the statement that;- Land rights are key factors to women's productivity and economic advancement. This also kept note of the ideal contents of land rights formulation, implementation, administration, management policies, guidelines and procedures in the context of women's productivity and economic advancement in the society. The question therefore, focused at evaluating the authenticity of land rights and their influence on

women's socio-economic status, and their attitude on how land rights are applied on to women in societies.

According to the presentations on table 1 above majority of the respondents (31) revealed that Land rights are key factors to women's productivity and economic advancement. It is also important to note that, some of the women respondents disagreed (5) with the statement propounded, "Land rights are key factors to women's productivity and economic advancement" in the society. The high frequencies of women showing that land rights are key factors to women's productivity and economic advancement has a great effect on the participation and numbers in the production of goods and services in Ndoorwa East Kabale district which consequentially retards socio-economic status of women.

On the other hand, it ought to be noted that, with an effective and efficient land rights administration and management, that is to say; in a manner deemed of bringing about equality between men and women to a greater extent would improve the women's productivity and economic advancement in the society. However, this can only take place if cultural leaders, politicians, NGOs, International bodies, and all other stakeholders appreciate and acknowledge that the status of women in the society is low and overridden by men as sole determinants and custodians of land in various communities.

Rates of women's productivity and economic advancement in the community

Women respondents (50) were requested to state their opinions by rating women's productivity and economic advancement in the community. The elicited responses remarked the following results: 0% respondents (0) 40% respondents (3), 60% respondents (23), 80% respondents (17) and 100% respondents (7). Furthermore the responses from the study findings are presented in table one above for in-depth analysis and understanding.



According to the presentations on table one above majority of the respondents (23) revealed that the rate of women's productivity and economic advancement is 60%. While the least from the respondents are (3). It is vital to underline that women are able to produce more than the 60% revealed by the respondents if land rights could be flexible and adjusted to empower them to own land, control and utilize it maximally without prior interference from men who naturally feel superior in land related matters in the society.

Participation in matters concerning land rights

In Ndoorwa East Kabale district women were requested to state whether they participate in handling matters concerning land rights. They portrayed responses were presented in table one above.

Therefore, it can be seen from table one that majority of women respondents (31) revealed that they were occasionally participating in handling matters concerning land rights. Other responses portrayed that their participation was frequent (8), always (7). The lowest findings (4) showed that they never participate in handling matters concerning land rights in Ndoorwa East Kabale district.

On the other hand, it is observed that, the presence of (4) women who revealed that they never take part in matters concerning land rights, points out the fact that handling matters concerning administration and management of land rights are not fully participatory but to some extent women leaders tend to deal with the matters in isolation which grossly affects women masses in the way they could take decisions in land utilization to produce goods and services that would elevate their social economic status in the community.

Consultative sessions held by women leaders about land matters on women's productivity and economic advancement

According to the research findings from the field on consultative sessions held by women leaders about land matters on women's productivity and economic advancement revealed the following results; respondents (27) strongly agreed with the statement and only (2) respondents strongly disagreed with the statement

According to tabled responses above, majority of the respondents (27) asserted that women leaders try to conduct consultative meeting with women on matters affecting them. The matters on land rights probably are not handled well due to the influence of men who majority are in high leadership decision making offices which frustrates the efforts of women leaders to address the plight of concerning land rights. On the other hand the few women (7) who portrayed that women leaders do not hold consultative meetings concerning land rights on women's productivity and economic advancement; such a revelation could be caused by lack of hope that women can be empowered to own land, use it and control it for high production that would improve their social economic status in the society. Therefore, a point of concern remains for policy makers and formulators to address the plight of women in the modern world since women in the production sector play a big role in domestic affairs which men underrate in the context that they are superiors to women.

Objective two; finding out the level of women's productivity and economic advancement. Orientation of land rights to improve women's productivity and economic advancement, the three questions in section two attached to this objective with their findings from the field are presented in table two below.

Table two: Objective 2

Statements	Mean	Frequency				
		5	4	3	2	1
Land rights are key factors to women's productivity and economic advancement	4.14	15	29	4	2	0
Land rights cannot affect women's productivity and economic advancement	3.28	4	9	34	3	0
Land rights can bring about improved socio-economic status of women	3.7	21	10	4	13	2

Source: Field findings

The responses of the three questions pertaining objective two, captured from the field are presented in table two above. The mean average of the highest score and the lowest score of the three questions are calculated in the table above and furthermore, the findings on each question are portrayed as follows.

Land rights are key factors to women's productivity and economic advancement

Women respondents (50) were requested to give their views on the statement that: Land rights are key factors to women's productivity and economic advancement. The generated responses showed that: strongly agree (15), agree (29), disagree (4) and strongly disagree (2), neutral (0). For clarity the findings are presented on the graph.

According to table two above, it shows that land rights are key factors to women's productivity and economic advancement in Ndorwa East Kabale district Uganda with the high response of (29). The findings advances a great challenge that women are marginalized in land issues which is a set back to their participation in the production process, a cause for their low socio-economic status in societies. Alternatively, few respondents revealed divergent opinions on the statement that land rights are not key factors to women's productivity and social economic advancement; strongly disagree (2). In a normal way everybody is entitled to express her views without any due influence, so the respondents who disagreed with the statement probably have no interest in the way land rights are managed and administered. However, the fact is that women are pressed down by land rights which favor men, a case that requires attention in the interest of empowering women to be fully involved in the production process that will raise their socio-economic status in the society.

Land rights can not affect women's productivity and economic advancement

From the field women were also asked to expound their opinions on the assessment that land rights cannot affect women's productivity and economic advancement; this was done basing on the parameters of strongly agree (4), agree (9), disagree (34) and strongly disagree (3). The responses are tabulated in table two above for further assessment and understanding.

In table two above, assessing the responses from the contacted 50 women in Ndorwa East Kabale district Uganda, majority of the respondents disagreed 34 (68%) with the statement that land rights can not affect women's productivity and economic advancement. The high level of disagreement with the statement justifies the research study undertaken to establish the degree at which land rights affect women's productivity and economic advancement. This kind of belief has kept

women in a breakable cage that can be broken if land rights are revised and adjusted to favor both men and women. This would inevitably empower women to own, control and use land for production that would improve their socio-economic status in society. It was also noticeably discovered from the field that land rights can hamper women's productivity and economic advancement in the society, apart from land women can also improve their economic status in the society by engaging in business of art and craft to generate huge sums of money and live better lives.

Land rights can bring about improved socio-economic status of women

In the bid to evaluate land rights and how they can be enhanced to improve women's productivity and economic advancement 50 respondents were requested to register their opinions and contributions. The responses on this issue were propounded by the respondents. The captured responses (21) revealed that land rights can improve socio-economic status of women. While on the contrarily respondents (2) were neutral. The gathered responses are presented on table two above for easy measurement and comprehension.

A look at table two above shows that the highest number of respondents; (21), strongly agreed that land rights equitably applied can bring about improved socio-economic status of women in Ndorwa East Kabale district. . However, some respondents came up with their reserved controversial perspectives and expressed their neutral state (2). An observation on the lowest figure of (2) respondents unveils that not only land rights can improve the productivity and economic status of women but other factors like education, jobbing, art and craft, business, music and drama, joining politics to mention but a few can also improve their socio-economic status in the society.

Objective three; finding relationship between land rights and women's productivity and economic advancement; the two questions in section three attached to this objective with their findings from the field are presented in table three below.

Table three: Objective 3

Statements	Mean	Frequency				
		5	4	3	2	1
Moderate land rights enhances women's productivity and economic advancement	4.12	17	26	3	4	0
Land rights and women's productivity and economic advancement have got a strong relationship	3.76	16	20	5	4	5

Source: Field findings

The responses of the two questions pertaining objective three, captured from the field are presented in table three above. The mean average of the highest score and the lowest score of the two questions are calculated in the table above. And furthermore, the findings on each question are expressed below as follows.

Moderate land rights enhances women's productivity and economic advancement

According to the findings from the study field pertaining the statement that moderate land rights enhances women's productivity and economic advancement, the respondents reacted basing on options given by portraying the following results:

For further clarity and elaboration the captured responses are given in details in table three above.

The responses from table 3 shows that majority of women respondents (26) agreed with the statement that Moderate land rights enhances women's productivity

and economic advancement. Other respondents reported different opinions; strongly disagree (4), strongly agree (17) disagree (3) and neutral (0). On the centrally, the lowest frequency of responses is disagree (3) which shows that the statement does not hold water. This could probably mean that women are brainwashed by male counterparts, and feel that without men, women cannot do much in production processes since they are born to be submissive to men who are strong and bread winners in the society.

Land rights and women's productivity and economic advancement have got a strong relationship

In addendum the 50 women of Ndorwa East involved in the study were requested to state their opinions on the statement that: Land rights and women's productivity and economic advancement have got a strong relationship. The elicited responses following base line of strongly agree, agree, disagree, strongly disagree and neutral were captured by the researcher.

The findings from the table above shows that the majority of the respondents (33) agreed with the statement that land rights have got a strong relationship with women's productivity and economic advancement. Therefore, for the women to improve their productivity and economic advancement a serious consideration to be taken has land rights in operation that are pro both sexes in the society. This will empower women to own land control it and utilize it to produce goods and services that will generate incomes, hence, making women economically stable. On the other hand some respondents came out with an opposite dimension; strongly disagree (4), on a serious note, the minority responses compared to the majority responses, the number was negligible hence, this purported that land rights should not be taken lightly because they affect the participation of women in the production processes and yet women have the potential to produce substantial volumes of goods and services that would improve their socio-economic status in the society.

Ways that can improve land rights, women's productivity and economic advancement

The women (50) respondents of Ndorwa East Constituency Kabale district Uganda were requested to put forward ways they think can improve women's productivity and economic advancement. The generated ways included the following: taking land cases to Local Councils at village levels, rearing of animals- zero grazing, keeping birds, introduction of small scale industries like art and craft making, trading in different businesses, having good health, waiting and having late marriages, women should join SACCOs to acquire loan capital for starting income generating activities / businesses that will raise their economic status, women leaders should support women generally whenever they have problems, women should be involved in Non-Governmental organizations, women should opt for modern methods of farming, Government poverty eradication programs like Prosperity for all "*Boona bagagawale*", should exercise their freedom of speech to air out their grievances, women should have good focus / vision on developmental aspects that can empower them socio-economic independence.

It is therefore, important to take seriously the factors put forward by the respondents from the field because women requires a proper recognized position in the society to participate freely and fully in all developmental and productive activities that are crucial for economies to reap high in terms of Growth Domestic Product (GDP) that will increase per capita income that is smart for citizens to have a good standard of living.

Other factors can improve women's socio-economic status

According to the findings from the study the researcher generated various factors from respondents; women (50) of Ndorwa East constituency. The elicited responses among others included the following: involving themselves in leadership, Educating the girl child, practicing family planning and produce few children that fit

within the economic mean of the family, Stopping early marriages which may lead them to produce many children that will be economically a burden to the family, Implementing children's rights, getting employment to earn incomes, getting loan for start up or existing businesses, good background that can support their daughter economically, government should expedite the domestic relations bill to curb suffocating women in the hands of men, joining women groups to pull individual small resources.

In addition, women should join government programmes like NAADS to empower them with modern agricultural skills, governments should set a provision for women to hold certain positions in administration and management, availability of markets can help them to sell their products to raise incomes, good transport means can enable take their products quickly to markets, good leadership can create peaceful mobility, good communication net works. Women should be recognized in whatever they are doing since they are mothers of Nations.

Furthermore, government should always sensitize people about their rights including land rights because many are still blind, should not become extravagant in spending their money instead should save part for investments, joining competitive jobs that can earn a lot of money, monogamous marriages can heathen family development because the rate of expenditure is limited to a small family hence allowing some balance money to be saved, chances and opportunities can land a woman on huge monies that can improve her socio-economic status, relatives and friends can also support women's plight financially, hard working can make women achieve much economically.

All the above factors given by the respondents are good for implementation, to those in authority and responsible about others to digest them thoroughly and apply them in order to have a full woman participating in all forms of production to earn a living that is worth a good social economic status in the society.

Vital information relevant to the impact of land rights on women's productivity and economic advancement

In a special session the researcher and the research assistants met with the respondents (50) women in ten focus groups of five to chart way women can improve their productivity and economic status in the society. The respondents were very excited and came out with very many factors that can improve their status quo, among others they propounded that; serious care and concern should be taken about children's rights because they are also infringed on their rights to enable their mothers have adequate time to work hard for economic empowerment, good governance and political stability in the country can create a favorable environment for women to work hard

In addendum, the respondents went ahead to give more factors that can empower them in the society;- for instance, parliament should pass laws that help grass root people, other vulnerable people like elderly, disabled, orphans; their challenges should be catered for to improve their status quo, government rules and policies should be followed to check and balance those who intend to mistreat women in the society, women should be allowed equal opportunities as men in the society, the school curriculum should incorporate the teaching of all human rights people have right from primary to university education, governments should enact laws prohibiting men from torturing women, and other vulnerable groups from being tortured and mistreated, women should be empowered through Women in Development Programs (WID).

Furthermore, the respondents asserted that their plight can be improved by doing massive sensitization of women on how to manage and control their produce, widows should be represented in government at all levels of administration and if possible a ministry be created for them to handle problems affecting them, women should be given opportunities to visit other places and benchmark what other women

are doing. Women should advocate for higher positions both in government offices and private sector, divorced women should also be considered when dividing family land.

It is worth noting that, the asserted factors are of paramount importance for policy and law makers to adjust on land rights in order to let women own land, use and control to produce goods and services that will bring about their socio-economic empowerment in the society.

CHAPTER FIVE

FINDINGS, CONCLUSIONS, RECOMMENDATIONS

Introduction

In this chapter an attempt was made to present the study findings in accordance with the objectives and research questions of the study, Conclusions and recommendations. Finally, areas for further research are suggested.

Study findings

The rate of the impact land rights has on women's productivity and economic advancement

The study findings portrayed that the rate the impact of land rights has on women's productivity and economic advancement is high in Ndorwa East constituency Kabale district Uganda. A great percentage of the respondents' elicited responses acknowledged that the rate of influence land rights have on women's productivity and social economic advancement is high. The results showed that women have been sat on for a long time which has retarded their full participation in the socio-economic developmental activities. The scenario therefore, sets a challenge to be addressed and empower women in the society to access land and utilize it to produce goods and services that will earn a living to enhance their social, and economic empowerment in the society.

Land rights are key factors to women's productivity and economic advancement

Furthermore, the discussions generated from the study findings put a lot of emphasis on land rights as key factors to women's productivity and economic advancement in an economy. The responses agreed with the statement which revealed that women cannot improve their productivity and economic advancement

without favorable land rights. The situation of women ought to be improved by better formulation, implementation, administration, management policies, guidelines and procedures pertaining to land rights. Although women try to work hard and participate in the production processes the output is minimal due to unfavorable land rights. Any steps in revising and polishing land rights would automatically empower women to produce more to maximize land use for better output that is able to high incomes for better socio- economic status.

Given rates of women's productivity and economic advancement in the community

The study findings revealed women's productivity and economic advancement in the community is rated at 60%. Considering the unfavorable conditions and land rights that deny women full access and decision making on land use women could even produce more than the stipulated percentage by the respondents. Land rights are supposed to be equally embracing men and women to have high productivity levels that are desirous in any economy to attain measurable socio-economic growth and development. Therefore, a check and balance on land rights and the way they are administered and implemented is to be adopted for better results in terms of land and production of targeted output.

Participation in matters concerning land rights

According to the research findings majority of women respondents revealed that they were occasionally participating in handling matters concerning land rights. Although some few of them portrayed that they have never participated in any matters pertaining land rights. The status quo has kept women in a shadow concerning land ownership, use and control which has contributed a lot to their poor participation in the production processes and yet women have great potential to produce even more than men. The status quo of women seeks an intervention by the legislators and implementers in matters concerning land rights to handle it in order to

allow women participate fully in land utilization to reap high in terms of production. Therefore, mandating women to have ownership of land will vary much empower them to think in a more focused way to use land for high income fetching activities that would earn them high revenues which will guarantee them good living conditions in the community.

Consultative sessions held by women leaders about land matters on women's productivity and economic advancement

Furthermore, the research findings from the field on consultative sessions held by women leaders about land matters on women's productivity and economic advancement revealed that consultative sessions take place. Even if consultative sessions are conducted by women leaders, they expressed views and ideas about land and stop on a rock without any positive results to legalize women own land, control and use it for production processes. The obstacle would be probably men who are majority in top decision making offices which cannot allow such women grievances be addressed appropriately, but only to frustrate them. That stereotype where men know they are everything requires an intervention by parliamentarians, advocates, NGOs, International Bodies to come out with workable laws and rules on land for both men and women equally. Thus, the success of the intervention will empower women to use the land productive activities that will better their socio-economic status in the society.

Land rights are key factors to women's productivity and economic advancement

In accordance to the research findings by the researcher on the above guiding statement that land rights are key factors to women's productivity and economic advancement, majority agreed with the statement ascertaining that land rights should be formulated, designed, administered and applied without any bias otherwise women are suffocated to perform any productive activity that can elevate

their economic status in the society. Since land rights matter and determine the participation of women in the production process a serious caution is to be taken not to marginalize either side but to have land rights that are equitable to all. Assurance of equitable and fair land rights empowers all to produce competitively which will also improve the quality of output that is good enough to generate high revenues. The generated revenues will empower women economically to enjoy a high economic status in the community.

Land rights cannot affect women's productivity and economic advancement

The findings from the field showed that land rights can affect women's productivity and economic advancement. Considering the assertions from the respondents women are not free to utilize land to enhance their productivity and social economic advancement. Their expression further shows that they are marginalized in land ownership, use and control which has kept them behind in terms of production. Since women are capable of using land properly the land rights should be adjusted to enable them use it for production that will improve their economic status in the society. However, keeping the land rights not changed will further torture women and yet this is against human freedoms and rights.

Land rights can bring about improved socio-economic status of women

The findings from the field portrayed that land rights can improve women's productivity and economic advancement. From experience women feel marginalized in land matters which are not proper; so the respondents put it forward that good land rights are necessary for everybody to feel free and use the land for production purposes to generate revenues for socio-economic empowerment. However, bad and unfavorable land rights retards and hinders the participation of women in full utilization of land for productive activities.

Moderate land rights enhances women's productivity and economic advancement

According to the findings from the study field the respondents strongly agreed that moderate land Rights enhances women's productivity and economic advancement. Women expounded that land rights which do moderate favor both sides which in turn lifts space for them to use land and produce goods and services that brings about improved social economic status of a person to live quite a standard of living. Alternatively, land rights which not moderate only favors men, hence, keeping women in a fix not to take any decision and use land with prior permission from men. Such a vice is not good for economic growth and development; instead a step is to be taken to denounce land rights that divide people according to sex.

Land rights and women's productivity and economic advancement have got a strong relationship

The field findings showed that Land rights, women's productivity and economic advancement have got a strong relationship. Women expressed their positions that if land rights are bad and sided with men They find it difficult to access land which is meant for production processes. And their levels of productivity remain stagnant which in the long run derails their economic advancement. However, in a situation where land rights are pro-women to engage productive ventures is applicable and the output can generate incomes which improves women's economic status. Therefore, the relationship is very strong in a sense that land rights determines how much women can leverage in utilizing land to produce output for economic muscle.

Ways to improve land rights, women's productivity and economic advancement

According to the research findings from the field there are many ways remarked by the respondents that are prudent to improve land rights, women's productivity and economic advancement. Some of the ways asserted by respondents are; taking land cases to Local Councils at village levels, rearing of animals- zero grazing, keeping birds, introduction of small scale industries like art and craft making, trading in different businesses, having good health, waiting and having late marriages, women should join SACCOs to acquire loan capital for starting income generating activities / businesses that will raise their economic status, women leaders should support women generally whenever they have problems. Women should be involved in Non-Governmental organizations, women should opt for modern methods of farming, Government poverty eradication programs like Prosperity for all "*Boona bagawale*", should exercise their freedom of speech to air out their grievances, women should have good focus / vision on developmental aspects that can empower them socio-economic independence.

It is therefore, important to take seriously the factors put forward by the respondents from the field because women requires a proper recognized position in the society to participate freely and fully in all developmental and productive activities that are crucial for economies to reap high in terms of Growth Domestic Product (GDP) that will increase per capita income that is smart for citizens to have a good standard of living.

Other factors can improve women's socio-economic status

According to the findings from the study the respondents came out with various factors rich in improving the plight of women concerning land issues. For example, women should be involving themselves in leadership, Educating the girl child, practicing family planning and produce few children that fit within the

economic mean of the family, Stopping early marriages which may lead them to produce many children that will be economically a burden to the family, Implementing children's rights, getting employment to earn incomes, getting loan for start up or existing businesses, good background that can support their daughter economically, government should expedite the domestic relations bill to curb suffocating women in the hands of men, joining women groups to pull individual small resources.

In addition, women should join government programmes like NAADS to empower them with modern agricultural skills, governments should set a provision for women to hold certain positions in administration and management, availability of markets can help them to sell their products to raise incomes, good transport means can enable take their products quickly to markets , good leadership can create peaceful mobility, good communication net works, women should be recognized in whatever they are doing since they are mothers of Nations.

Furthermore, government should always sensitize people about their rights including land rights because many are still blind, should not become extravagant in spending their money instead should save part for investments, joining competitive jobs that can earn a lot of money, monogamous marriages that enhance family development because the rate of expenditure is limited to a small family hence allowing some balance money to be saved, chances and opportunities can land a woman on huge monies that can improve her socio-economic status, relatives and friends can also support women's plight financially, hard working can make women achieve much economically.

It is very important to note that, the asserted ways are capable of improving land rights, women's productivity and economic advancement if implemented rightly. However, poor administration and management might yield no results, but suffocate women more in land issues

Vital information relevant to the impact of land rights on women's productivity and economic advancement.

According to the field findings relevant in view of improving land rights to women's productivity and economic advancement. Women can perform better when attention is paid on serious care and concern is taken about children's rights because their rights are also infringed on by their mothers in getting adequate time to work hard for economic empowerment, good governance and political stability in the country can create a favorable environment for women to work hard

Furthermore, parliament should pass laws that help grass root people, other vulnerable people like elderly, disabled, orphans; their challenges should be catered for to improve their status quo, government rules and policies should be followed to check and balance those who intend to mistreat women in the society, women should be allowed equal opportunities as men in the society, the school curriculum should incorporate the teaching of all human rights people have right from primary to university education, governments should enact laws prohibiting men from torturing women, and other vulnerable groups from being tortured and mistreated, women should be empowered through Women in Development Programs (WID).

In addition, massive sensitization of women on how to manage and control their produce, widows should be represented in government at all levels of administration and if possible a ministry be created for them to handle problems affecting them. Women should be give opportunities to visit other places and benchmark what other women are doing, women should advocate for higher positions both in government offices and private sector, divorced women should also be considered when dividing family land. Therefore, addressing the earmarked factors would improve the economic position of women. On the other hand, under rating the stated factors would enslave women more in matters concerning land ownership, utilization and control.

Conclusions

In view of the study findings, the following conclusions were made: Land rights should be revised and formulated to favor both women and men, in other words law of equality should surpass all human beliefs and biases, the administration and management of land rights should be fair and involve both women and men, planning and implementation of land rights should be done basing of full participatory approach whereby women and men are involved, and during formulation and promulgation of land rights women community should be consulted to tender in their views and ideas in order to come up with well informed rights that are all embracing to women and men.

Recommendations

Basing on the study findings, the following recommendations were generated from the respondents. New land rights should be made that treat both women and men equally, Land rights should be incorporated in school curriculum to be taught to children from primary level to university level and the administration, management and implementation of land rights should involve both women and men

Areas for further research

In view of the study findings, the following areas for further research were suggested: Research can be done to find out further on other rights of women in a contemporary society, a study should also be done on the rights of other vulnerable persons like children, disabled and elderly, and a study can be done on how women can be economically independent.

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APPENDIXES

Appendix I: Letter of transmittal



Ggaba Road - Kansanga
P.O. Box 20000, Kampala, Uganda
Tel: +256 - 414 - 266813 / +256 - 772 - 322563
Fax: +256 - 414 - 501 974
E-mail: admin@kiu.ac.ug
Website: www.kiu.ac.ug

OFFICE OF THE HEAD OF DEPARTMENT, ECONOMICS AND
MANAGEMENT SCIENCES
COLLEGE OF HIGHER DEGREES AND RESEARCH (CHDR)

Date: 27th September, 2012

**RE: REQUEST OF KWEHANGANA D. JULIUS
MHD/16968/102/DE/TO CONDUCT RESEARCH IN YOUR
ORGANIZATION**

The above mentioned is a bonafide student of Kampala International University pursuing Masters of Human Rights and Development.

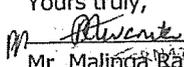
He is currently conducting research entitled " **The Impact of Land Rights on Women's Productivity and Economic Advancement in Ndoorwa East, Kabale District, Western Uganda**".

Your organization has been identified as a valuable source of information pertaining to his research project. The purpose of this letter is to request you to avail him with pertinent information he may need.

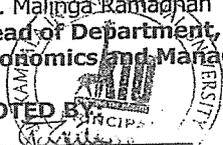
Any information shared with him from your organization shall be treated with utmost confidentiality.

Any assistance rendered to him will be highly appreciated.

Yours truly,


Mr. Malinga Raimadhan
Head of Department,
Economics and Management Sciences, (CHDR)

NOTED BY


Dr. Sofia Sol. T. Gaito
Principal-CHDR

Appendix II: Research questionnaire

Dear sir / madam,

I am carrying out a study on the impact of land rights on women's productivity and economic advancement as part of the requirements for the award of a Degree of Master of Human Rights (MHD) of Kampala International University- Kampala. You have been selected to participate in the study so as to get a representative picture of the situation of women in Ndorwa East Kabale district. The information you will give will be accorded maximum confidentiality and will be only used for the purpose of this research study. Kindly provide the requested information by writing and ticking the appropriate answer using the alternatives given.

Thanking you

Part. 1: Questions for women and women leaders

Background questions

Tick the appropriate alternative.

1.1. Gender

Male	Female

1.2. Your age:

20 – 40	41 - 50	51 – 60	61 Above

1.3 What is your education background?

P 7 – Grade III	S 4 – Grade V	S. 6 – Graduate	Masters – PhD	None

Part. 2: Assessing the impact of land rights on women’s productivity and economic advancement

Guide: **(Tick)**: Strongly agree, Agree, Disagree, Strongly disagree, Neutral

2.1. How do you rate the impact of land rights on women’s productivity and economic advancement? **(Tick)**

Strongly agree	Agree	Disagree	Strong ly disagree	Neutral

2.2. Land rights are key factors to women’s productivity and economic advancement. **(Tick)**

Strongly agree	Agree	Disagree	Strong ly disagree	Neutral

2.3. Give the rates of women's productivity and economic advance in the community? **(Tick)**

(100%) S/agree	(80%) Agree	(60%) Disagree	(40%) S.Disagree	(0%) Neutral

3.4. You participation in matters concerning land rights? **(Tick)**

Strongly agree	Agree	Disagree	Strong ly disagree	Neutral

3. 5. Women leaders hold consultative sessions about land matters on women's productivity and economic advancement? **(Tick)**

Strongly agree	Agree	Disagree	Strong ly disagree	Neutral

Part. 3: Finding out how women's productivity and economic advancement can be improved in Ndorwa East Kabale district

Using the below benchmarks write the objective answer you think matches the question below?

3.1. Land rights are key factors to women's productivity and economic advancement. **(Tick)**

Strongly agree	Agree	Disagree	Strong ly disagree	Neutral

2. 2. Land rights cannot affect women's productivity and economic advancement **(Tick)**

Strongly agree	Agree	Disagree	Strong ly disagree	Neutral

3. 4. Land rights can bring about improved socio-economic status of women (Tick)

Strongly agree	Agree	Disagree	Strong ly disagree	Neutral

Part. 4: Finding the relation between land rights and women’s productivity and economic advancement

4. 1. Moderate land rights enhance women’s productivity and economic advancement (Tick)

Strongly agree	Agree	Disagree	Strong ly disagree	Neutral

4. 2. Land rights and women’s productivity and economic advancement have got a strong relationship (Tick)

Strongly agree	Agree	Disagree	Strong ly disagree	Neutral

4. 3. How do you think land rights can improve women’s productivity and economic advancement?

.....

.....

.....

.....

5. List other factors you think can improve women’s socio-economic status?

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

6. If there is any other information you feel is relevant to this research study give it below?

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

Thank you very much for your cooperation

APPENDIX III

Calculation for the Content Validity Index (CVI) of the Instruments

Procedure for calculating the CVI of the instruments

Two experts were consulted and requested to look at each item and judge whether it was:

- 1 = Not relevant
- 2 = Somewhat relevant
- 3 = Quite relevant, or
- 4 = Very relevant

The researcher then put the items in 2 categories with 1 and 2 in one category and 3 and 4 in another category. They were then put in a table, after which the researcher calculated the Content Validity Index (CVI)

(a) Women of Ndorwa East Constituency questionnaire

Rater	1 or 2	3 or 4	Total 3 or 4
Rater 1	13	13	13
Rater 2	4	4	0
Totals	3 or 4		13

$CVI = \frac{\text{Items rated quite relevant / very relevant by both rates (3 or 4)}}{\text{Total number of items in the questionnaire}}$

Since items rated 3 or 4 total to 13, and number of items in the questionnaire = 17

$CVI = 13/17 = 0.76$

Therefore, the items in the questionnaire were taken to be valid since the CVI calculated (0.76) was within the accepted range of $> 0.5 < 1$.

(b) Interview guide for women respondents

Rater	1 or 2	3 or 4	Total 3 or 4
Rater 1	9	9	17
Rater 2	2	2	0
Total	3 or 4		17

$$\text{CVI} = \frac{\text{Items rated quite relevant / very relevant by both rates (3 or 4)}}{\text{Total number of items in the questionnaire}}$$

Since items rated 3 or 4 total to 11, and number of items in the questionnaire = 17

$$\begin{aligned}\text{CVI} &= 11/17 \\ &= 0.6\end{aligned}$$

was $> 0.5 < 1$.

Assessment sheet

Panelist	Remarks

APPENDIX :IV

TIME FRAME : 12 months

MONTHS

Activities	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Conceptual phase	█	█	█									
Chapter 1	█	█	█									
Design & Planning phase	█	█	█									
Thesis propose	█	█	█									
Empirical phase				█	█							
Data collection					█	█						
Analytical phase chapter 4 & 5					█	█						
Journal article						█						
Thesis phase							█	█				
Viva voice									█			
Revision									█			█
Final book (Bound copy)										█		█
Clearance										█		█
Graduation											█	█

APPENDIX:V

BUDGET

PARTICULAR	QUANTITY	AMOUNT
Stationery	7 Reams of papers	140,000/=
	1 Ink Cartridge	70,000/=
	Binding materials	500,000/=
		400,000/=
Research assistants	2 at 200,000	3,000,000/=
Transport costs		500,000/=
Data analysis		500,000/=
Upkeep		500,000/=
Miscellaneous		
	TOTAL	5,610,000/=

CURRICULUM VITUE

PERSONAL DETAILS

NAME: Kwehangana
Other Names: Dennis Julius
Sex: Male
Nationality: Ugandan
Date of Birth: 07/28/1968
Marital Status: Married
Postal Address: P .O Box 177 Kabale
Contact Address: +256782337292/0703337292

EDUCATION BACKGROUND

YEAR	INSTITUTION	AWARD
2010-Present:	Kampala International University	MHD (candidate)
2007-2010:	Kampala International University	BA.SWASA
1988-1990:	Kigezi College Butobere	UACE
1984-1987:	Kigezi College Butobere	UCE
1977-1983:	Kagunga Primary School	PLE

OTHER PROFESSIONAL TRAININGS ATTAINED

YEAR	COURSE	INSTITUTION
2008	Refugee Law Protection	Refugee Law Project Certificate
1991	Initial Police Training	Police College Masindi Certificate

WORK EXPERIENCE

2011-2012 Working as report analyst at Police Headquarters.
2000-2011 Working as crime intelligence officer in detecting crime, drug related incidences, human trafficking, human rights abuses and other organized crimes, gather political related intelligence and give advice to National Security Command.
1992-2000 Operational field Officer.

REFREES

SSP ISABIRYE HARUNA
DEPUTY DIRECTOR OPERATIONS,
POLICE HEADQUARTERS,
P.O.BOX 7055,
KAMPALA.
0714629987

Esq.RWAGANIKA HENRY,
Rwaganika &co. Advocates,
NSSF House,
Tel.0772450222.

MR. KATO DOMIANO,
SEC.AMNISTY COMMISSION UGANDA,
P.O.BOX 33956
Tel.041-4236166/7
0772465019



HQ 1236
K84
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