
MAKING LAND RIGHTS WORK

ZOA Toolkit for Land Rights



Contents

Introduction	3
Section 1: Low Engagement with Land Rights	4
Land Rights in Baseline Study.....	4
Assessment of Local Conflict Resolution Mechanisms.....	6
Section 2: Medium Engagement with Land Rights	8
Participatory Mapping.....	8
Peace and Mediation Committees	10
Section 3: Land Rights Project	11
Land Conflict Resolution through Peace and Mediation Committees	11
Fit-For-Purpose Land Administration: Documentation and Certification	13
Annex 1: Basic Guidelines for Land Rights Baseline Study	16

Introduction

Land Rights in Post-Crisis Contexts

In the context of efforts to link relief, recovery and development, addressing land rights issues and land conflicts can significantly contribute to sustainable development for communities emerging from conflict. Secure access and ownership of land, for purposes of housing, agriculture, and other livelihoods, is one of the cornerstones of rebuilding people's lives. The basis for achieving tenure security is the resolution of conflicts around land. Land conflict resolution and a clarification and documentation of land rights are essential components of sustainable peace building processes in many contexts.

In fragile contexts, a good understanding of the social, political and legal context is vital. Furthermore, it is important to work conflict-sensitive and gender-sensitive, to ensure no harm is done and the project is safe, effective and contributes to restoring people's dignity.

Purpose of the Land Rights Toolkit

This toolkit aims to offer concrete tools for practitioners to engage with land rights on different levels. This toolkit intends to offer an introduction to different tools that can be used. Furthermore, the aim is to offer clear guidance on how to implement the tools.

Using the Land Rights Toolkit

This toolkit includes tools to work with land rights on three different levels. The tools for the lower level can be used as a basis to pave the way to stronger engagement with land rights in a later stage. The tools in the later sections build upon tools in the sections before. These different approaches can be implemented by ZOA as well as suitable partners.

The tools in the first section are intended for a low level of engagement with land rights in a project. These can be used when

land rights are known to be an issue in communities targeted by a project but details are lacking. These tools are aimed at creating a thorough understanding of the situation concerning land rights and land conflicts in the local context.

The tools in the second section are intended for a medium level of engagement with land rights, when land is clearly identified as an issue of importance in the local context. These tools go beyond solely understanding the local context of land rights and land conflicts, but aim to raise awareness of these issues and lay the ground for addressing them in a later stage (by ZOA or others).

The tools in the third section are intended to be applied in a project with its main purpose to address land rights and land conflicts. These tools aim to address and resolve land conflicts and document the wide range of rights to land that people and communities may have.

In each section, the tools are accompanied by a short description of the tool, a list of goals and expected outcomes, a list of actors involved, references to more information, and a step-by-step guide for implementation of the tool, which should be adapted to local contexts.



Section 1: Low Engagement with Land Rights

Land Rights in Baseline Study

INTRODUCTION

This tool can be employed by any actor who wishes to be sensitive to land rights issues in their work. Addressing land rights in a baseline study allows for an understanding of the local patterns of land access and land use. It can also indicate the existence of possible land disputes. This will help to design projects and perform project implementation with consideration of the land rights related insecurities and challenges that a local community faces.

GOALS AND EXPECTED OUTCOMES

- Sensitivity to land rights challenges and land disputes in project implementation.
- Insight in the actors involved in land rights in the local community, as well as their respective power and influence.
- An overview of (perceived) land access and (perceived) tenure security.
- An estimation of the value of land and natural resources of a community.
- Understanding local land rules and land governance.
- First engagement with relevant government departments to build relationship.

ACTORS AND STAKEHOLDERS

NGO, local civil society organizations, local land committees, relevant (local) government departments, local communities.

MORE INFORMATION

NAMATI. [Community Land Protection Facilitators Guide](#)

USAID. [Land and Conflict: Toolkit for Intervention. Rapid Appraisal Guide](#)

UN-HABITAT, Global Land Tool Network, IIRR. [Handling Land: Innovative Tools for Land Governance and Secure Tenure.](#)

STEP-BY-STEP IMPLEMENTATION

1. **Training of staff**

Train staff of local office/partners to perform baseline study. Provide training on selecting informants, conducting household surveys, and conducting key informant interviews. Provide training in selecting informants and conducting surveys and interviews in a gender-sensitive and inclusive way, so all possible beneficiaries are represented, including women, youth, elderly, and disabled (see also [Gender and Land Rights Tip Sheet](#)).

2. **Identify key informants**

Identify key persons in the target communities in consultation with local partners and stakeholders. Identify traditional leaders and elders, women's leaders, and youth and minority representatives.

3. **Draft household survey and interview guide**

In consultation with local partners, draft a household survey and an interview guide for key informant interviews. Note that these are to be adapted and complemented according to the needs and issues raised. The survey and interview guide can address issues like; land rights actors and their respective power; (perceived) land access and tenure security (do people feel secure?); existing rules and regulations regarding land; a rough valuation of available land and natural resources. For example questions, see Box 1, the references on the left as well as annex 1.

4. **Conduct surveys and interviews**

Trained local team conducts household surveys and key informant interviews. Ensure that informant representation is balanced for gender, age, and ability, and includes minority group representatives.

5. **Legal Assessment**

Contact relevant local and national government authorities to obtain information on relevant laws and regulations concerning (community) land rights. How can these be secured?

6. **Evaluate first outcomes**

Evaluate your survey, interview, and legal assessment outcomes. Organize focus groups sessions on themes, which need further discussion or have come up to be

especially important to the community. Plan follow-up meetings with government authorities if necessary.

7. **Evaluate outcomes**

Evaluate further outcomes and identify issues and challenges concerning land rights affecting the target community. If you continue with a project, ensure that project design and implementation will be sensitive towards these challenges.

BOX 1: *Examples of questions on land rights to include in a baseline survey are:*

~ Do men and women believe their land use and access are secure? What are reasons for security or insecurity?

~ Is there sufficient land available for agricultural and other livelihoods activities? How is it used? How is it divided over different groups within the community?

~ Are people involved in land conflicts? With whom? What are the factors leading to conflict? Whom do they turn to for resolving conflicts? How are conflicts resolved?

Assessment of Local Conflict Resolution Mechanisms

INTRODUCTION

This tool can be employed by any actor who wishes to be sensitive to conflicts and specifically land rights issues in their work. Identifying local conflict resolution mechanisms can be part of an extended baseline study, which provides a comprehensive understanding of local dispute settlement. It allows for a good relationship with local conflict resolution mechanisms to enable cooperation and facilitate possible future engagement with local dispute settlement.

GOALS AND EXPECTED OUTCOMES

- Understanding of local conflict resolution mechanisms.
- Establishment of relationship with local conflict resolution mechanisms.
- Insight in importance and recurrence of land rights related disputes.
- Insight in roots of land rights related disputes.
- Insight into significance of and support for local conflict resolution mechanisms.
- Impression of capacity of local conflict resolution mechanisms.

ACTORS/STAKEHOLDERS

NGO, local civil society organizations, conflict resolution actors, local communities.

MORE INFORMATION

USAID. [Land and Conflict: Toolkit for Intervention. Rapid Appraisal Guide](#)

ZOA Land Rights Guidelines: [Making Land Rights Work.](#)

STEP-BY-STEP IMPLEMENTATION

1. Training of Staff

Train staff of local office or partners to perform the assessment. Provide training in selecting informants and conducting surveys and interviews in a gender-sensitive and inclusive way, so all possible beneficiaries are represented, including women, youth, elderly, and disabled.

2. Identify local conflict resolution mechanisms

Consult with community leaders and local stakeholders to identify local mediation or dispute settlement mechanisms. Be aware of the possibility of the involvement of various persons and committees in conflict resolution, such as women's groups or community elders.

3. Draft interview guide and survey

Design an interview guide to interview local dispute resolution persons or committees on their role in dispute settlement. Include questions on what type of conflicts they encounter and how they attempt to solve these.

Additionally, draft a survey to conduct with community members on their perception of local conflict resolution. Include questions about availability, access, fairness and effectiveness of dispute settlement. Keep in mind that the survey and interview guide are to be adapted and complemented according to needs and issues raised. For example questions, see Box 2, Annex 1 and the USAID Rapid Appraisal Guide (left) that specifies questions for different actors.

4. Conduct interviews and surveys

Trained local staff interviews local dispute resolution committee/persons on the issues they work on and how they perform their roles. Local staff also conducts surveys with community members on their perception of local dispute settlement. Ensure a balanced representation of community members, including men, women, youth, elderly, minorities and disabled persons. Be conscious that local staff are part of the context. Consider making use of external interviewers/surveyors.

5. Evaluate outcomes

Evaluate outcomes, identify strengths and weaknesses of local conflict resolution, and maintain relationships with community conflict resolution persons and/or committees.

BOX 2: *Examples of questions for assessing local conflict resolution mechanisms:*

~ How are (land) conflicts being handled in the community? Are there mechanisms, people, organizations, or institutions for hearing and resolving the conflicts? Are they formal or informal?

~ What is the capacity of these mechanisms? Do they have trained people? Do they know about national law and human rights?

~ Are these mechanisms accessible to all community members? How fair are their decisions? How sustainable are the decisions? How are these mechanisms perceived by state actors?



Section 2: Medium Engagement with Land Rights

Participatory Mapping

INTRODUCTION

This tool can be used to produce a map of a community's land, creating an overview of land access, land use, and land ownership. It can also be used to create an overview of available natural resources and land related conflicts. This overview can help communities to gain a better understanding of land related challenges and to govern their land in a more equitable and sustainable way. It can also serve as evidence in legal proceedings to protect community land. Participatory mapping can be performed in three different ways, which makes this tool convenient and easy to adapt to different circumstances and purposes. There are different tools and organizations that support this work such as the Cadasta Foundation and Cadasta tool; USAID with the MAST tool, GLTN/UN-Habitat with the STDM tool, FAO with SOLA OT and others. ZOA has worked with Cadasta (DRC) and SOLA OT (UGD).

GOALS AND EXPECTED OUTCOMES

- Informed discussions on land and natural resources.
- Clarification of inter- and intra-community boundaries.
- Reduction of land boundary conflicts in the medium-term.
- Reduction of natural resources conflicts through increased transparency and the promotion of clear agreements for access and usage.
- Improved land governance because of better comprehension of available land and resources.
- Evidence of land use and (customary) ownership.

ACTORS/STAKEHOLDERS

NGO, local civil society organizations, local land committees, local community.

MORE INFORMATION

NAMATI. [Community Land Protection Facilitators Guide](#).

ZOA Land Rights Guidelines: [Making Land Rights Work](#).

Global Land Tool Network, UN-HABITAT, and Kadaster. [Fit-For-Purpose Land Administration in a Post-Disaster Context: Lessons and Applications from Nepal](#).

UN-HABITAT, Global Land Tool Network, IIRR. [Handling Land: Innovative Tools for Land Governance and Secure Tenure](#).

STEP-BY-STEP IMPLEMENTATION

1. Decide on mapping approach

There are different ways to perform participatory mapping: sketching a map, using satellite imagery to draw a map on, or making a map digitally. Each approach has different requirements, advantages, and limitations, so it is important to fit the mapping approach to the local context. A digital map and database create a basis for formal documentation and can link different data. A hand drawn map is easy to produce and has a low threshold in terms of low technical demands and intuitive use. You can also work from one approach towards the other. Ensure this process happens in consultation with local partners and stakeholders. Decide what the map will be used for as basis for your approach.

2. Explanation of mapping process

Once the mapping approach is decided, consult with community leaders on how to roll out the process in the community. Together with the community leaders, organize a community information meeting, in which the whole community will be either present or represented. Explain to the community what the goals of the mapping process are and how it is going to work. Be clear that the process involves everybody, including women, youth, elderly, disabled and minorities.

3. Decide on content of map

Together with the community, or a balanced representation of all groups within the community, decide what needs to be included on the map. Emphasize that since it will be their map, they can decide on what to include. Think about communal and private land and what the land is used for,

natural resources, cultural or religious sites, conflicted areas, roads, churches, schools, et cetera. When mapping conflicted areas, ensure that all parties agree to map the conflict without resolving it yet.

4. Produce maps

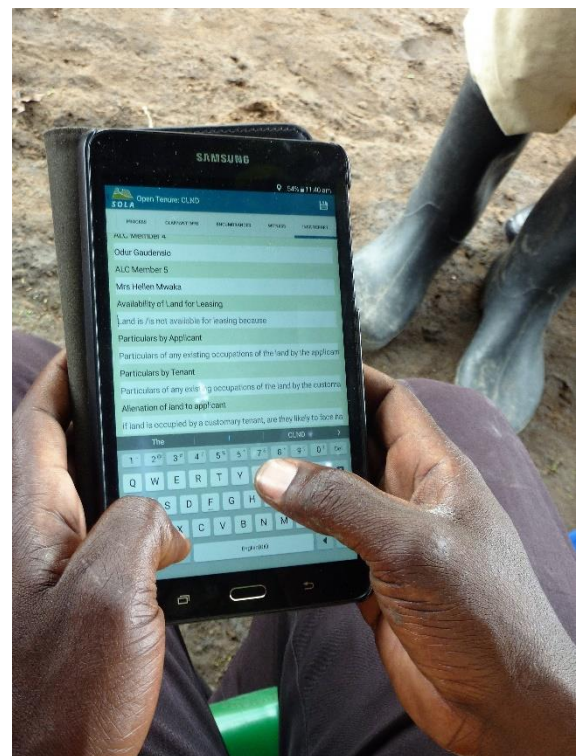
Committees representing different groups can produce digital maps. You can also form different groups to draw maps. To ensure that all voices will be heard, consider forming separate groups for youth, women, minorities, or other vulnerable groups. In the groups, draw maps of the entire community and include everything that the community decided should be on the map. When mapping digitally, the process can be plenary; there should be more attention for ensuring equal participation.

5. Present and combine maps

When multiple maps are drawn, assemble a meeting for the different groups to present their maps to the community. When all maps are discussed, combine them into one map. (In case one map is produced from the beginning, skip this step). Discuss this map, and complement or adjust it where necessary, so all community members agree on the combined map and everything that is on it. When there is a final version of the map, ensure the map is signed by the community leader and representatives of all groups.

6. Plan usage and storage

Together with the community, make plans for the usage and storage of the community map. Consider if new use options for the map have come up, think about how the map can be kept up to date, and decide on a safe place to store the map. With permission, take a photo of the map for your own records and further programming.



Peace and Mediation Committees

INTRODUCTION

Establishing or equipping and supporting peace and mediation committees is an effective tool to lay the foundation to address land related disputes in the long term. Peace and mediation committees can fulfil different purposes in conflict-affected settings as well as in post-disaster situations. Committees can provide communities with a channel for dialogue and mediation and documented outcomes. The committees will receive training in mediation and conflict resolution strategies to be able to diminish the amount and severity of local (land) conflicts. There are differences between peace and mediation committees and further information can be found in the Quality Library under *Peacebuilding*.

GOALS AND EXPECTED OUTCOMES

- Establishment of an effective conflict resolution mechanism with high local ownership.
- Reduction of conflicts and disputes.
- Increased transparency and accountability of local conflict resolution mechanisms through documentation of outcomes.
- Increased sustainability of local dispute settlement and reached agreements through documentation.
- Improved position of minorities and disadvantaged through the availability of fair dispute settlement and documentation of agreements.

ACTORS/STAKEHOLDERS

NGO, local civil society organizations, local dialogue and mediation committee, local community.

MORE INFORMATION

ZOA Land Rights Guidelines: [Making Land Rights Work](#).

USAID. [Land and Conflict: Toolkit for Intervention. Rapid Appraisal Guide](#).

NAMATI. [Community Land Protection Facilitators Guide](#).

STEP-BY-STEP IMPLEMENTATION

1. **Identify local conflict resolution**

If not done in earlier stages, identify existing conflict resolution mechanisms. Be aware that these might be persons or committees, and that multiple could be working alongside of each other. If these mechanisms are not representative of everyone in the community, discuss with local leaders how to ensure equal representation and equal access to the committee. Think about adding women's or youth's leaders to make the conflict resolution committee more diverse.

2. **Identify issues and challenges**

Consult the local conflict resolution persons or committees to identify the issues and challenges they encounter. Ask specifically about challenges related to land and natural resources in the community.

3. **Capacity assessment**

Conduct a capacity assessment of the existing local conflict resolution mechanism. Focus on identifying the challenges the committee or persons face in providing fair and effective conflict resolution. Identify gaps in their performance and identify training and equipment needs.

4. **Training**

Provide conflict resolution committee/persons with training in mediation and conflict resolution strategies, ways to document outcomes of dispute settlement, and any other necessary training as brought forward by the capacity assessment. Ensure training is adapted to the local context to maximize positive outcomes. Provide necessary equipment to implement training skills. Clearly define the mandate of the actors. Mediation of cases that are not meant to be mediated (e.g. violent crime) can have severe negative results. Create a terms of reference.

5. **Monitor**

Monitor and evaluate the performance of the committee, and provide follow-up training, equipment, or guidance if necessary.

Section 3: Land Rights Project

Land Conflict Resolution through Peace and Mediation Committees

INTRODUCTION

This tool builds on the general concept of peace and mediation committees explained above. It can be used to specifically address and resolve land conflicts within a community. Through establishing and equipping peace and mediation committees, community members gain access to fair and transparent dispute settlement, which will lead to communities that are more peaceful. The peace and mediation committees will provide signed documentation of outcomes, increasing security of tenure and improve local land governance to be more equitable, sustainable, and profitable for all.

GOALS AND EXPECTED OUTCOMES

- Increased transparency and accountability of local conflict resolution mechanisms through documentation of reached outcomes.
- Reduction of local land conflicts and disputes.
- Increased sustainability of land conflict resolutions through clear documentation of reached agreements.
- Improved land and tenure security.
- Improved land access and tenure security for minorities and disadvantaged through the availability of fair and transparent dispute settlement and documentation of reached agreements.
- More equitable and sustainable land governance due to more secure tenure.

ACTORS / STAKEHOLDERS

NGO, local civil society organizations, local dialogue and mediation committee, local community, justice actors.

MORE INFORMATION

Global Land Tool Network, UNOCHA, and UN-HABITAT. [Land and Conflict: A Handbook for Humanitarians.](#)

NAMATI. [Community Land Protection Facilitators Guide.](#)

USAID. [Land and Conflict: A Toolkit for Intervention.](#)

Wehrmann, Babette. 2008. [Land Conflicts: A Practical Guide to Dealing with Land Disputes.](#)
GTZ Land Management.

ZOA Land Rights Guidelines: [Making Land Rights Work.](#)

STEP-BY-STEP IMPLEMENTATION

This tool builds upon previous tools engaging with local conflict resolution. The first steps in the implementation of this tool can thus be done by using the tools on pages 6 and 10.

1. Get familiar

Ensure familiarity with existing local conflict resolution mechanisms, how they work, and the issues encountered by these mechanisms. Identify issues and challenges related to land rights and natural resource conflicts. Get familiar with local formal justice sector and the relevance of land disputes in cases brought to court.

2. Capacity assessment

Conduct a capacity assessment of the existing local conflict resolution mechanisms including the justice sector. Focus on identifying the challenges the local committees or persons face in providing fair and effective conflict resolution relating to land and natural resources. Identify gaps in their performance and identify training and equipment needs. Ideally, do this for the local justice sector as well.

3. Training

Provide conflict resolution committee or persons with training in general mediation and conflict resolution strategies, ways to document outcomes of dispute settlement, and any other necessary training as brought forward by the capacity assessment. Offer specific training on land rights related issues such as national land law and policies, family and inheritance law, women's rights, customary rights and other relevant issues. Include discussions of cases from the local context. Consider doing this for formal justice actors.

4. Raise community awareness

Raise community awareness about the availability of dispute settlement and land conflict resolution. Organize community

meetings to provide basic information about national land policy, women's land rights, and land and family law. Encourage community to address land and natural resource conflicts and reach agreements based on practices and legal frameworks.

5. Documenting and signing agreements

Support the community to organize ceremonies to sign documents that serve as proof of reached agreements. Ensure community leaders, mediators or similar third parties, all conflicting parties and witnesses sign the document to increase transparency and sustainability of the conflict resolution. In the case of boundary conflicts, it could be decided to document the reached boundary both on paper and with a physical boundary marker, such as a special tree or bush. Evaluate the possibility of involving the formal justice sector.

6. Monitor

Monitor and evaluate performance of the committee and provide follow-up training, guidance, and equipment if necessary. Establish a conflict database for your own monitoring and think along with communities how conflicts are registered and followed up.



Fit-For-Purpose Land Administration: Documentation and Certification

INTRODUCTION

This tool can be used to document a community's land ownership and land use and even for formal certification. The tool works with the Social Tenure Domain Model to document the relationship between plots of land and members of the community. Documentation can be done with simple, low-cost technical tools, which can fit different contexts. When legitimate rights to land are documented, certificates can be provided to serve as proof of community members' tenure rights. By including relevant government departments in the process, local land documentation and certification will have increased legitimacy and legal value and can be added in the national land administration system.

GOALS AND EXPECTED OUTCOMES

- Establishment of functional land administration and governance.
- High local ownership of land governance system.
- Introduction of customary rights into national land administration system through Fit-For-Purpose land administration.
- Reduction of land boundary conflicts, inheritance conflicts and ownership conflicts.
- Improved land and tenure security for all, but especially for women, youth, minorities and other vulnerable groups.
- More equitable and sustainable land governance.
- Groundwork for an increase in agricultural investments and enhanced agricultural productivity.

ACTORS / STAKEHOLDERS

NGO, local civil society organizations, relevant (local) government departments, local land committee, local community.

MORE INFORMATION

Global Land Tool Network, UN-HABITAT, and Kadaster. [Fit-For-Purpose Land Administration in a Post-Disaster Context: Lessons and Applications from Nepal.](#)

Joint FIG/World Bank Publication. [Fit-For-Purpose Land Administration.](#)

UN-HABITAT and Global Land Tool Network. [Secure Land Rights for All. Social Tenure Domain Model SOLA & Open Tenure](#)

STEP-BY-STEP IMPLEMENTATION

Documentation and certification of land can be based upon maps made by participatory mapping approaches in a previous phase of the project, as described on pages 8 and 9.

Before starting documentation and certification, ensure the availability and effectiveness of local conflict resolution mechanisms (pages 6, 10, 11-12) to resolve possible disputes that can arise during land documentation and certification.

1. Consult authorities

Contact relevant government departments to discuss your plans for land documentation and certification. Get informed on the existence and functioning of local land governing bodies. Discuss with authorities how to fit local land administration into national land databases according to fit-for-purpose (FFP) land administration principles. For more information on FFP land administration, see box 3 and the link above.

2. Assess existing local land governance

Become familiar with local land governing bodies and the ways in which they perform their work. Conduct a capacity assessment and facilitate necessary training, for instance on inclusive land governance and women's land rights. If land governing bodies are missing, consult with the community and community leaders to create a local land committee, representing the whole community. Provide the committee with training and tools where necessary.

3. Training staff

Train staff of local administration/partner to document land by using technical tools. For example, provide training for applications for land administration through mobile phones and handheld GPS devices. Train staff in documenting all existing land rights according to the Social Tenure Domain Model, which allows for the registration of a range of different relations between people

and land. For more information on the Social Tenure Domain Model, see boxes 4 and 5 and the link above.

4. Raise community awareness

In consultation with community leaders and the local land committee, organize community meetings to explain the process of documentation and certification of land. Discuss the advantages of documenting land rights. Explain clearly that the process will be inclusive and involve men, women, youth, elderly, minorities, disabled, landless and any other persons. With the community's consent, make a planning together to document all land within the community.

5. Documentation

Local staff and local land committees survey the land with mobile (GPS) devices to document land boundaries and social tenure relations for specified plots of land. For every plot, the owners, land users, neighbors, and other relevant persons should be present to witness the process. Gradually, the social tenure relations of all households and individuals within the community can be recorded. When land boundaries or social tenure relations conflict, refer people to the local conflict resolution committee to address and resolve the conflict before documenting the plot of land. Survey committees should be trained in mediation methods to enable on-the-spot solutions where possible.

6. Certification

When all the land within a community is documented and the boundaries and land rights are agreed upon, certificates can be produced to provide as proof of the documented rights. Ensure that the certificates hold all social tenure relations that people have to their land.

7. Signing ceremony

Organize a ceremony to sign the land certificates. Invite government representatives and (neighboring) local leaders to heighten transparency. Ensure that the certificate holder, the local land committee, and local leaders all sign the certificate. Alternatively, it might be possible to issue legal certificates in collaboration with the government as done by ZOA in Burundi and Uganda.

8. Maintaining the register

Continue awareness raising on the need to update and maintain the land register. Support state and/or customary authorities involved in the registration to ensure the maintenance of records. If no register is foreseen, discuss and document how sustainability of the mapping/rights documentation will be maintained.

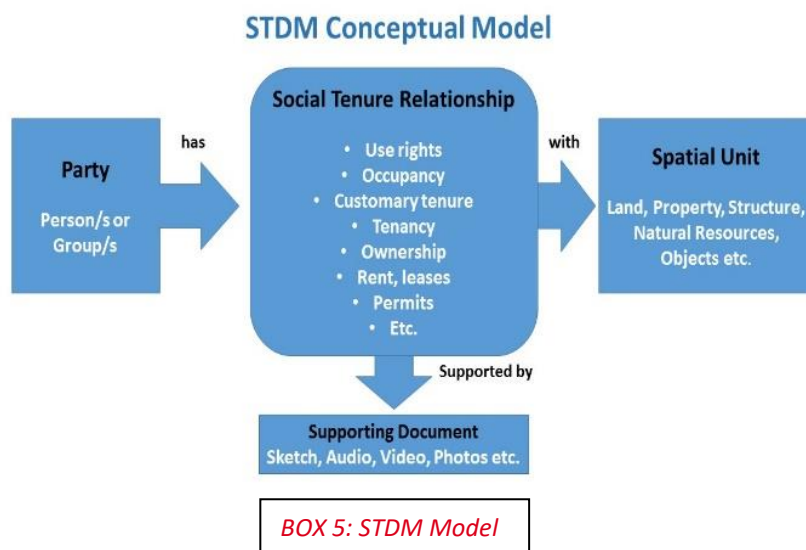
9. Monitoring

Monitor the progress and impact of your work. One useful tool developed by the Worldbank and UN/FAO for measuring land rights can be found on the Quality Library, called *Measuring Rights to Land*.



BOX 3: *Fit-for-purpose land administration* indicates that land administration should meet the needs of people to support secure tenure for all. This requires a pragmatic approach rather than imposing strict requirements, hence it allows for the development of practical systems that are fit for local land administration. It builds on the idea of incremental development of land administration systems. This allows for the integration of different types of rights into the system.

BOX 4: *The Social Tenure Domain Model is a pro-poor land information tool to document all kinds of people to land relationships. It registers the social tenure relations of (a group of) people to a plot of land, and includes documentation to support the legitimacy of the registered social tenure relations. See figure below.*



Annex 1: Basic Guidelines for Land Rights Baseline Study

To acquire sufficiently broad and in-depth data you should ideally collect quantitative data via surveys as well as qualitative data via interviews and focus group discussions.

For surveys, closed questions and questions that allow for quantifiable answers will often be most useful, such as:

1. Do you own the land you live on?
2. Do you experience a conflict related to your land?
3. What is the nature of that conflict?
a)Physical/Verbal; b) violent/non-violent
4. Status of the conflict: Ongoing or resolved?
5. If resolved: By written agreement? Yes/No
6. How many people live in your household?
7. How many of them can make decisions regarding your land?
8. Who is making decisions on selling or renting out land?
9. Do you consider the rights to the land you use/live on/own to be secure?
10. Who is protecting your land rights?
11. Do you have a certificate for your land?
12. Who has given you this certificate?
13. What does it say? (Check the certificate if possible).
14. If no certificate: How do you prove your land rights?
15. Do you know if you can get a legal certificate for your land?
16. How can you get a certificate?

For interviews and focus groups, open questions will be more useful or a combination of open and closed questions. Open questions allow people to emphasize aspects they themselves deem

important and can lead you to a deeper understanding of issues. Such questions can be:

1. How did you get hold of the land you cultivate/live on?
2. How could you expand your land if you want to grow more?
3. What kind of conflicts related to land occur in your village?
4. Who resolves these conflicts?
5. What is the process to resolve these conflicts?
6. Which other land related problems do you discuss in your village?
7. Could anyone take your land? Who? How could they do that?
8. How can you protect your land? Who would support you?
9. Do you expect your land rights situation to change? How?
10. What benefit would you have from having increased legal security of your land?

You need to adapt and expand these questions depending on your objectives (what do you want to know?) and the information you already have. It will be helpful to have an open conversation with one or two individuals who know the specific context well before you design your questions. During that conversation, you can already establish a basic understanding of land issues in the context. During an interview or focus group, you need to be flexible with your questions. Be attentive to what you hear and dig deeper if interesting or unexpected issues come up.