

Mid-term assessment report of
Empowering Women for Women (W4W):
Access to Land for Sustainable Peace in Nepal Project

Author: Khushbu Agrawal

International Organization for Migration (IOM)

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Acronyms

CBO	Community Based Organization
CPA	Comprehensive Peace Agreement
CPN (Maoist)	Communist Party of Nepal (Maoist)
CPP	Conflict Prevention Programme
CSRC	Community Self-Reliance Center
DLRF	District Land Rights Forum
FGD	Focus Group Discussion
GoN	Government of Nepal
GPI	Gender Promotion Initiative
IOM	International Organization of Migration
LPC	Local Peace Committee
MoLRM	Ministry of Land Reform Management
MoPR	Ministry of Peace and Reconstruction
MoWCSW	Ministry of Women, Children and Social Welfare
MSLDF	Multi-Stakeholder Land Dialogue Forum
NGO	Non-Government Organizations
NLRF	National Land Rights Forum
PMT	Project Management Team
PUNOs	Participating United Nations Organizations
SOLA	Solution for Open Land Administration
ToC	Theory of Change
ToR	Terms of Reference
TRU	Transition and Recovery Unit
UN	United Nations

UNDAF	United Nations Development Assistance Framework
UNDP	United Nations Development Programme
UN-Habitat	United Nations Human Settlement Programme
UNPBF	United Nations Peace Building Fund
UNPFN	United Nations Peace Fund for Nepal
UNSG	United Nations Secretary General
VDC	Village Development Committee
WCO	Women and Children Office
W4W	Women for Women

Executive Summary

Land issues have existed for centuries and are deeply entrenched in the Nepalese society and linked to the structures of feudal land ownership and informal land tenure. Land issues are recognized as one of the root causes of the 10-year conflict. Women, in particular, are at the far-end of the spectrum when it comes to land ownership. If left unaddressed, these issues could have adverse effects on the peace consolidation, political stabilization and socio-economic development of Nepal.

Recognizing the importance of addressing land issues in Nepal for sustainable peace and in accordance with the priorities mentioned in the Interim Constitution 2007 and the Comprehensive Peace Agreement (CPA), International Organization for Migration (IOM), United Nations Development Programme (UNDP) and United Nations Human Settlement Programme (UN-Habitat) have come together with their technical expertise to address the highly sensitive land issues with impartiality and neutrality. The Project 'Empowering Women for Women (W4W): Access to Land for Sustainable Peace in Nepal' is a two years project starting December 2014, and financed by the UN Peace-Building Fund (UNPBF), a global UN multi-donor trust fund supported by over 50 international donors and managed through the UN Peace Fund for Nepal (UNPFN). The Participating United Nations Organizations (PUNOs) are working together with the Ministry of Land Reform and Management (MoLRM), Ministry of Peace and Reconstruction (MoPR), Ministry of Women, Children and Social Welfare (MoWCSW) and other stakeholders to achieve their outcome of influencing male and female policy makers to design gender-responsive land reform process and policies.

This report is the result of an internal mid-term evaluation conducted by the project and provides a compilation of findings and recommendations following a field visit in January-February 2016. The evaluation looks at the relevance, and effectiveness of the project. It also looks at the achievements made so far, and deviations, if any. Some of the strengths of the project include but are not limited to: innovation in project design, adoption of a participatory approach, fruitful collaboration among the PUNOs, between the PUNOs and government counterparts, strong national ownership, meaningful engagement of women, and high relevance in the current scenario. Some of the recommendations made in the report are: improved and strengthened efforts with political parties, improved communication between the Project and the government counterparts, improved communication among the PUNOs, especially with local representatives, and a no-cost extension of at least three months. With the exception of some concerns following the evaluation, the overall opinion is that the project is making a positive contribution towards peace-building, and the interventions of the project are in line with the current needs of the country in terms of ensuring women's access to and ownership of land.

1. Project Overview

Even after 10 years of the end of the armed conflict in Nepal, access and ownership of land remains a challenge for several groups, including women. The Comprehensive Peace Agreement (CPA), signed in 2006, envisioned a high level Scientific Land Reform in the country to address the historical inequalities in the distribution of land, and the subsequent issue of landlessness. Despite the commitments of CPA, women continue to be sidelined in land related discussions, as well as in political and legislative processes in Nepal. Over time, however, the Government of Nepal (GoN) has started implementing laws that impact increased ownership, access and control over land by women. In doing so, the GoN has designed several instruments and measures to encourage women to get formal access and rights over land, such as tax exemption and provision of Joint Land Ownership. These initiatives enable women to not only have formal access to land, but also provide them with an opportunity to use land as an alternative source of income. Regardless of the GoN's legislative efforts, there is still a lack of recognition of women's land rights, and patriarchal norms and conservative socio-cultural dynamics still challenge women's access to and ownership of land. In addition, women are largely absent in policy discussions related to land, reflecting difficult access to political and legislative processes and high level discussions.

In that context, the United Nations Peace Fund Nepal (UNPFN) funded 'Catalytic Support on Land Issues' Project was jointly undertaken by IOM, UNDP and UN-Habitat from March 2013 to December 2015. The initiative provided technical support to the GoN on revising legal frameworks, enhance capacity of land institutions as well as engage political party leaders and community actors in land-related discussions and debates. The project also enabled identification of gaps directly related to the then observed lack of women's participation in the legislative debate about access to land and land tenure security. The intervention was continued with the Project 'Empowering Women for Women (W4W): Access to Land for Sustainable Peace in Nepal', beginning 2015, funded by United Nations Secretary-General Gender Promotion Initiative (UNSG-GPI). The aim of the Project was to bring a positive change for women at political, social, and legal levels as well as to have an impact on institutional patterns, specifically at the policy-making level.

In that sense, this project ensures that special emphasis is put on the benefits of such inclusiveness in terms of peace building efforts by sensitizing, informing and engaging male and female representatives/policy makers of GoN to be aware of the importance of inclusion of women in the debates as well as in the design and development of upcoming policies related to land. The project is also being jointly implemented by IOM, UNDP and UN-Habitat, in partnership with Ministry of Peace and Reconstruction (MoPR), Ministry of Women Children and Social Welfare (MoWCSW), Ministry of Land Reform and Management (MoLRM), Community Self Reliance Center (CSRC), Lumanti, District Land Rights Forums, Nepal Mahila

Ekata Samaj. In addition to interventions at the national and regional levels, the project is being undertaken in three districts: Surkhet, Nawalparasi and Morang.

The project was conceived with the belief that by enhancing women's capacity in making evocative decisions in planning land use, land management, and land governance, women's functional ownership on land will be fortified. This project continues to unpack land issues pertaining to women in small steps and has introduced components related to women empowerment and rights of women over land and property. Overall, the project aims to contribute to ensuring gender equality in land policy discussions and enable women to influence the policy decisions. Land issues are cross-cutting so the results on the policy will eventually broaden the range of livelihood alternatives for women while decreasing the risks for land-related tensions in the grass roots level.

2. Objectives and Methodology of the Assessment

2.1 Objectives of the Assessment

This mid-term assessment is required by the United Nations Peace Fund for Nepal (UNPFN) for all projects over US\$500,000. Additionally, this is also a special mid-term assessment meant to support the request for a No-Cost Extension of the project being requested by the PUNOs. To ensure transparency and receive an external outlook and input on the project, the project team chose to request a colleague not involved in the project from IOM's Transition and Recovery Unit (TRU) to carry out this evaluation. The evaluation focuses on the relevance, and effectiveness of the project in the current context of Nepal. In preparation for the evaluation ToR was drafted by the project team in consultation with the UNPFN. The objectives of the mid-term assessment were to:

- Reflect on the theory of change in original project proposal and assess whether activities and expected results remain valid;
- Document lessons learned / good practices with regards to peace-building in Nepal and provide recommendations on how the project's contribution to the peace process could be strengthened, and;
- Elaborate project's "exit strategies"

In addition, the evaluator was to examine the execution of project activities and achievements against the project's log frame and the UNPFN results framework; assess the project's overall contribution to peace building process in Nepal by preparing male and female policy-makers to design gender responsive land reform process and policies.

2.2 Evaluation Methodology

Desk Review and background research

In the initial stage of the evaluation, all the project documents, including the project proposal, results matrix, quarterly and annual progress reports, and other relevant documents (such as UNPFN's guidance note on mid-term assessments, activity reports from all three agencies) were reviewed. This was helpful in getting familiar with the project, identifying project's strengths and weaknesses, and drafting questionnaires for field study. Additionally, independent research was carried out to understand the general situation in Nepal following the conflict, particularly in relation to land related issues faced by women.

Field Visits and Structured Interviews with direct and indirect beneficiaries and implementing partners

On 18 January 2016, a meeting was conducted with the project team comprising representatives of IOM, UNDP and UN-Habitat to finalize the ToR¹ of the mid-term assessment. Based on the ToR and UNPFN's assessment guideline, individual questionnaires were prepared prior to the fieldwork and later used and adapted – when needed – for all interviews².

Between 25 and 28 January 2016, the evaluator together with three colleagues from IOM, including Program Coordinator visited Morang to meet with representatives of the Land Rights Forum in Belbari, Local Peace Committees, and Women and Children Office in Biratnagar, UNDP's Project Focal Point in Biratnagar, as well as project beneficiaries. Similarly, between 29 January and 5 February 2016, interviews were conducted in Kathmandu with national level policy makers including representatives from MoLRM, MoPR, and MoWCSW. In addition, discussions were conducted with project teams from IOM, UNDP and UN-Habitat. Lastly, the evaluator, along with three team members from IOM traveled to Nepalgunj and Surkhet to meet with representatives of District Survey Office, Women and Children Office, Birendranagar Municipality, and Village Development Committee (VDC). In addition, interviews were also conducted with project beneficiaries and UNDP Focal person in Nepalgunj. In total, 39 individuals were reached during the course of mid-term assessment, and 8 Focus Group Discussions (FGDs) and 13 individual interviews were conducted throughout the period³.

2.3 Limitations of the Assessment

There are a couple of limitations of the study. First of all, as will be explained in the subsequent sections, many activities of the project have been delayed; as a result, the stakeholders interviewed could not always provide a comprehensive analysis of the project activities. Second, only two project districts (Morang and Surkhet) and three regions (Mid-West, Central and Eastern) were covered for the assessment, owing to the time constraints. Regardless, it did not heavily impact the findings because multi-stakeholders' perspective was received from the two districts itself.

¹ The detailed ToR can be found in Annex-I

² The questionnaire are included in Annex-II

³ A list of all the individuals reached during the course of the assessment has been provided in Annex-III

3. Results of the Assessment

3.1 Findings of the Assessment

3.1.1 Project's strategic contribution to peace building in Nepal

The Project was envisaged with the belief that one of the root causes of the ten-year armed conflict in Nepal was feudalistic land management system, and low access and ownership of land among people. Moreover, women are the ones who are really far behind in not only their

“The design of the project is very impressive. It addresses the issue of women’s access to and ownership of land, an agenda of high national importance, but often overshadowed. Land rights and violence are woven intricately, not just at the familial level, but also at the community and national level. The intervention can definitely bring about a positive impact on long-term peace building measures.”

-Sanju Sah, Morang

access to land, but also in land related discussions and policy making processes, as well as conflict resolution mechanisms over usage and ownership of land, at both community and national levels. As outlined in the Project document, it is clear that the Project can have a strategic contribution in the Nepal’s peace process by addressing, in general, land issues in the large peace-building framework; and in particular, by expanding women’s role and influence in the land-reform efforts.

In the course of the evaluation, it was evident that there was a strong link between the conflict in Nepal and the issues related to land, which was also acknowledged in the CPA. The activities planned for the project has direct contribution to strengthening peace. For instance, the regional dialogues have the potential to contribute to peace building by bringing regional land stakeholders together to discuss on land issues from gender perspective and exploring way forward. Though, there have been only few dialogues; they have served as a platform for improved interaction on among stakeholders on land issues of the region. Additionally, they have also sensitized the stakeholders on the challenges and obstacles faced by women, as well as men and women from marginalized groups to access land, and thereby provided a platform to landless men and women to express their grievances in a safe environment. In particular, all the stakeholders who were interviewed agreed to a strong correlation between women’s access to land and conflict. The assessment showed that the project staff and stakeholders continue to have a shared understanding of the Project’s peacebuilding impact and outcome. This was further confirmed during field visits, where it was also agreed that the formulation of all the three components continue to be important in Nepal’s context, and if women’s access to land is not improved, the country has the potential to relapse to conflict. Such understanding was shared not only by implementing partners, but also by government bodies, both at national and local level.

3.1.2 Theory of Change

In the proposal, the Project's Theory of Change (ToC) has been explained in a very simplified way, clearly showing the intent of the project. The Project's ToC is that by empowering women to influence policy-making discussions and processes related to land, by sensitizing policy makers about gender-responsiveness in land reform, and by providing disaggregated and comprehensive data on land ownership, a change can be brought about in land related policies, and policy makers and the GoN can be provided with technical information and tools to design and implement inclusive and gender-responsive land policies. The approach and strategy adopted by this project in relation to the ToC seems very practical.

The assessment revealed that the project team members had a fairly good understanding of the project's ToC. However, when it comes to national partners and beneficiaries at the local level, their understanding of the Project's ToC was only partial. While most of them had a clear appreciation of the need to increase women's access to land and building their capacity in

"The Theory of Change is broad enough to be relevant even in the changing scenario. With the promulgation of the constitution, it is only more important than ever to ensure that women are aware of their rights and have the capacity to fight for them."

-Bishnu Sapkota, Program Manager, UNDP

land management and land governance, they had little or no knowledge of project's intent to influence policies by sensitizing policy-makers and building their technical capacities.

A Context Analysis exercise was conducted in the beginning of the project. During the 2014 workshops in Morang, Nawalparasi, and Surkhet, landlessness was identified as one of the major sources of tensions in all three districts. Second round of context analysis workshops were conducted in late 2015 and early 2016 to update the findings of the 2014 workshops. In all three districts, landlessness and land disputes continue to be a major issue, in addition to federalism, caste-based discrimination, and violence against women. In particular, landlessness among women was identified in all the three districts as an issue marred with frequent tension, confrontation, and potential for violence. The 2011 Population Census of Nepal stated that only 19.71 per cent of women own 5 per cent of land throughout Nepal (Central Bureau of Statistics 2011).

In that sense, the ToC of the Project continues to be relevant and does not necessitate changing the Project document. However, the focus now should be on increasing the understanding of the content of the ToC among implementing partners and beneficiaries through further consultations and collaboration. It is particularly important to sensitize them on the need of disaggregated data on land ownership to influence gender-responsive policies, because this component was least understood among the partners and beneficiaries.

3.1.3 Relevance of the project

By relevance, it is meant ‘*the extent to which the objectives of a development intervention are consistent with beneficiaries’ requirements, country needs, global priorities, and donors’ policies.*’

As already mentioned, land was the central feature of Nepal’s decade-long conflict, and in order to attain sustainable peace it is only imperative that the issues of land are dealt with. The project is relevant in that it is in line with the requirements of Nepal as outlined in the CPA, the Interim Constitution 2007, as well as the Constitution of Nepal. In addition, it is also consistent with donor priorities, as evident from the United Nations Development Assistance Framework (UNDAF) 2012-2017 for Nepal.

“In the past, there was no discussion on women’s land rights. This project has created a momentum for such discussion, which is particularly of value for Morang, because women in the lower belt are excessively deprived of their land rights”

-Manjita Upadhyay, Coordinator, Multi-Stakeholder Land Dialogue Forum, Eastern Development Region

First of all, the CPA signed between the Government and the then CPN (Maoist) had promised to formulate policies to implement scientific land reform program by doing away with the feudal land ownership practice, as well as provide land and social-economic security to backward communities like the landless squatters, bonded labourers, tillers, bonded domestics, bonded cattle-tenders and such other groups. Similarly, both the Interim Constitution of Nepal 2007 as well as the Constitution of Nepal 2015 recalibrates the ethos of the CPA in providing land to economically backward classes, including women.

The UNDAF 2012-2017 has also identified lack of access to land as one of the causes of vulnerabilities among the people. Output 2.4 of the UNDAF Results Matrix envisages that “Vulnerable groups have increased access to sustainable productive assets and environmental services.” Similarly, Output 4.1 outlines that “Judicial, legislative and administrative authorities have improved capacity to draft, reform and implement legislation that protect people’s rights and constitutional guarantees.”

As already mentioned earlier, a Context Analysis exercise was conducted in all three districts, and the issues that the Project is trying to address were all identified as important in the context of the Project districts. In addition, a baseline study was conducted and information was collected in relation to perception of policy makers regarding gender responsive land policy, and their capacity was assessed before designing project activities.

In that sense, the overall objectives of the project are highly relevant. Moreover, the project addresses some of the main areas of concern in relation to women’s access to land in Nepal, for example, lack of political level agreement and insufficient will among the main parties on

gender-responsive land reform, little and inadequate quality of official data on access of land among vulnerable groups, lack of technical capacity to design gender-responsive land policies, and lack of women's involvement in designing land-related policies. As the project targets all of these problems rather than focusing on a particular one, it addresses the needs of the country in a comprehensive and holistic manner.

In order to address the insufficient political agreement on gender responsive land reform, UNDP has been increasing its engagement with policy makers (within party or cross party or with other stakeholders) at national and regional level through the consultations and dialogues; and through gender and conflict sensitization workshop to build up their capacity to contribute in formulation of gender responsive policies. Project is engaged with land dialogue forums which were already formed under catalytic support to land issue project at central level. Whereas at regional level, the project has also created similar Multi-Stakeholder Land Dialogue Forum (MSLDF) comprising land actors from 4-5 districts within a region to discuss on challenges of faced by women from different caste, ethnicity, social background to have access to land. So far, the forums have been formed at all regions and engaged in small group consultation within the districts and organized at least one regional dialogue at all regions. Yet, project need to build up capacity of MSLDF, organized few more dialogues and have to carry out issue base consultations.

Moreover, in the course of evaluation, all the stakeholders (including government counterparts, women rights activists, grassroots women, and civil society leaders) interviewed agreed towards the relevance of the Project, especially since there are no other projects or programs working on improving women's access to and ownership of land, by engaging all actors ranging from the government, civil society, women community leaders, to vulnerable and victims groups. For instance, in mid-western region, a theme-based dialogue (land issues of marginalized women) was conducted with the Dalit community to understand the land issues they face. Such kind of dialogues with multi-sectoral land actors only adds value to the Project's relevance. Although it is clear that the short period of the Project, as well as the limited geographical coverage of three districts (other than the regional dialogues and collaborative leadership training at regional level), is not sufficient to bring about any major reform, it certainly has the potential to lay the necessary ground work, and create a momentum for gender-responsive land reform in the country. As outlined already, the project is a continuation of an earlier project, which had set up the necessary institutional set-up for land rights advocacy. By training stakeholders on women's land rights, it is trying to bring a change in the patriarchal mindset of the people; as well as empowering women to raise their voice for their rights. Similarly, the study on the legal provisions is going to make a significant contribution to the understanding of not just women on their entitlements, but also sensitize the community and local government machineries to ensure that those rights are granted to women. The Multi-Stakeholder Land Dialogue Forums (MSLDF) have created a platform to discuss the shared agenda of the region in terms of women's land rights, and feed those agenda to the national dialogue. Additionally, the technical tools under

development in the project are proposed to be a system to be used country-wide while the pilot project areas are considered for testing of the system.

The overall goal of the project is not an easy one to achieve, but all these activities are directly and indirectly contributing to bring about a change. However, as will be discussed later, a lot still needs to be done, especially in terms of engaging closely with the members MSLDF, and integrating the technical tools in the SOLA. This is overly ambitious given that there are only five months remaining in the project. It would be unfortunate if the mechanisms and institutions that have been created under the previous project and the current project are not harnessed to their full potential just owing to time constraints.

3.1.4 Participatory approach

Throughout the project implementation so far, the team members have emphasized on adopting a participatory approach. They have met with various stakeholders such as officials of the MoLRM, MoWCSW, and MoPR, and local level bodies such as the Local Peace

“We were consulted during the design of the project, which we think was very effective as we were able to highlight specific issues faced by women in relation to land rights in the district.”

Members of District Land Rights Forum, Belbari

Committees (LPC), Survey Office, Land Offices, among others to establish and maintain dialogue on women’s access to land. Additionally, the project has sought to involve NGOs such as Community Self Reliance Center (CSRC) and Community Based Organization (CBO) such as National Land Rights Forum (NLRF) and other local NGOs working on land rights in not only its consultation meetings, but also in programs and activities. Additionally, organizations of marginalized groups such as the Dalit, indigenous, *Kamaiya*, as well as human rights organizations and leaders of major political parties have been invited in land dialogue forums

As outlined already, through the context analysis workshops, beneficiaries were able to provide their inputs on the most pressing issues that the project should be focusing on. Similarly, before finalizing the modules for ‘Training on Negotiation and Leadership Skills’, a field visit was also conducted in all three districts for needs assessment to identify the major land disputes/issues in the district, particularly women specific issues, role of different stakeholders in addressing such issues, potential participants for the training, and understanding of potential participants on negotiation, advocacy and leadership. Such consultations were held with Land Rights Forum members, local NGOs, land rights officers, Women Development Officers, District Police Office, among others.

Additionally, dialogue programs were held in Lamjung, Baglung, Nepalgunj, Bharatpur, and Biratnagar to identify and analyze the obstacles faced by women at local level in their access to land and tenure security, and also to form an informal discussion forum at regional level to develop shared agendas/understanding on land issues and issues related to access of women to

land rights. Similarly, orientation workshops were conducted in all three districts to meet district/local level stakeholders to identify a pilot area for acquiring pro-poor gender responsive data for the implementation of Solution for Open Land Administration (SOLA) system in the pilot district. In addition, UNDP has conducted series of bilateral and multilateral consultations with land actors in order to understand context, and to map potential members for MSLDF before convening dialogue and forming MSLDF of the respective districts. Similarly, Ministries, Political Leaders, Academicians and Land Experts are frequently consulted at national level to analyze political sensitivity, context to operate and for the planning and preparation of dialogues and project activities. All this shows that participatory approach has benefitted the project and is particularly important in relations to all of the project activities.

The overall perception from the evaluation is that these activities have provided an environment allowing all stakeholders to participate freely and meaningfully. In evaluating the training on ‘Negotiation, Advocacy and Leadership Skills’, participants expressed that there was an enabling environment for all the women, regardless of their education and experience to participate fully, because of the use of Nepali language, as well as participatory learning tools such as role plays and group work. The trainings were conducted to enhance the capacity of women leaders at the district level so that they are able to influence the policy making discussion and processes related to land. It is too early to say state if these trainings contributed to achieving the project’s results, but from what was shared by women community members during the assessment, they have definitely contributed towards strengthening women’s position in land-related negotiations . For example, one of the participants from Morang, Ms Fudo Devi Rajbanshi shared that after she attended the training, they had some family issues in relation to distribution of her father-in-law’s land between her husband and his brother—her husband’s share of the land by being taken by the elder brother unfairly. Having learnt from the training that to reach a ‘win-win’ situation, it is important for both parties to sit together and negotiate, rather than fight. So she recommended them to go to the land office. As a result, the officers went to the field for observation, and they are now in the process of getting equal share of the land.

“We organized a review workshop of four districts- Dhankuta, Morang, Sunsari, and Jhapa-where we shared our learnings from the training on negotiation, leadership and advocacy with women, and also informed them of the various provisions in our acts and laws in relation to women’s land rights. We have also planned a similar training at the community level”

-Gita Siva, District Land Rights Forum, Belbari.

3.1.5 Collaboration among the PUNOs

Each of the PUNOs has its own institutional orientation, but our mandate and end goal is the same. Each of the agencies brings with itself a unique approach, and proper and open communication can really turn this synergy as one of the biggest strengths of the Project.

-Pooja Shrestha, IOM

There is no doubt that the liaison among the implementing partners (IOM, UNDP, and UN-Habitat) is a strong one. It is in fact, one of the major strengths of the project that it is being implemented jointly by three agencies with specific areas of expertise in relation to peace-building and land programming. In the past, during the preceding land project, their collective work was productive and

successful, and this is what the W4W Project has built upon. From the onset itself, there is clear division of roles and responsibilities among the agencies in terms of activities, which leaves little room for ambiguity. Such collaboration has created an environment for the Project to comprehensively address women's issues related to land by engaging in dialogues with women leaders, political parties, policy makers, as well as supporting legal changes, as well as providing actual technical expertise and capacity building at the national, district and community levels. Similarly, while forming MSLDF in the regions, UNDP prioritized the participants who had been trained under IOM's training from the relevant project districts. As UNDP did in Catalytic Support to Land Issues project where findings of 'Land Use Plan' carried out by UN Habitat have been shared in a dialogue event. Similarly, it has plan to share findings of study carried out by IoM on women's land issues with national Land Dialogue Forum and also has been consulting with UN Habitat for technical inputs for to design and plan activities of the project. Furthermore, the fact that IOM, UNDP and UN-Habitat work together brings a lot of credibility to the project and highlights the importance of gender-responsive land reform in Nepal.

3.1.6 Strong national ownership

The MoLRM, MoPR, and MoWCSW have been involved in the project since the beginning and have been consulted throughout the planning and asked to participate in all activities that have taken place up to this point. A Project Management Team (PMT) has been formed with senior leadership of MoLRM, MoPR, MoWCSW, IOM, UNDP and UN-Habitat. The PMT members keep track of project progress

“One of the best practices of the project has been the mobilization of Land Rights Forums in the district. They have the access, and understanding of the issues. They have prioritized the issues women's land rights, and have the potential to sensitize the community members on those issues. This can bring about a shift in attitudes and practices of men in relation to women's access to land”

-Mohan Karn, Regional Dialogue Advisor, UNDP-

and also keep a track of project progress and take key decisions, when necessary. The project aims at facilitating a dialogue and discussion among the political parties as well as involving

NGOs and civil society actors working on issues of land rights and women's rights. Involving the national key stakeholders directly in the project strengthens the national ownership of the project, which in turn increases the chances of a

"The Project has created a forum for bringing a change in land policies. There is a need to sensitize the relevant stakeholders, and the Project is just doing that. But change does not happen overnight, it takes a long time, and continued effort"

-Hari Prasad Chapagain, Local Peace Committee, Morang

long-term and sustainable result of the project. Furthermore, the relationship between the project implementers and the national counterparts is very good with regular communication and cooperation. It is evident that MoLRM, MoPR, and MoWCSW are very pleased with the collaboration with IOM, UNDP and UN-Habitat, and were appreciative of the regular communication providing updates in relation to the project. In most of the Project activities, including trainings, workshops and forums, there has been encouraging participation of representatives from these Ministries and their district offices. The officials are encouraging the new generation of civil servants to be a part of the discussion, so that they can become strong advocates for improving women's land rights at the policy level. Additionally, all the officers interviewed also highlighted that in the days to come, they are going to lobby for more gender-friendly policies and practices to improve women's land ownership. A good relationship with all these agencies is therefore essential for the project to reach its results and also increase the chances for the beneficial impact of project to be sustainable.

However, during the assessment, it was evident that while the collaboration with MoLRM is strong, that with MoPR and MoWCSW could be improved. For instance, while the officers interviewed at both the agencies rated the project as being relevant to the current needs, they added that it was not under their mandate to work directly on women's access to and ownership of land. Additionally, all the three agencies admitted that there was very little inter-ministerial collaboration in general, and in land issues, in particular. This is an area where the Project can play a bridging role through innovative planning.

3.1.6 Engagement with women

From the results matrix, it is apparent that the Project has a gender marker 3, meaning that the Project and its implementation methods advanced 'gender equality as a principal objective'. All its activities tie to increasing women's access to land. From a peacebuilding perspective, this is the first project to ensure the systemic inclusion of women in political and decision-making process related to land and property rights in Nepal.

The project is also emphasizing the need to empower and build capacity of women for their effective participation in policy discussions around security of land tenure and ownership. Real efforts have been made by the project to involve women in the project, and opinions and views

have been actively sought. In terms of participation in trainings and consultative workshops, at least 60 per cent of the participants were women. Similarly, in the Multi-Stakeholder Land Dialogue Forums (MSLDF), participation of women has been highly encouraged. For instance, in the Eastern region, the

“I found this training very helpful and encouraging. Once I go back to my village, I am going to share my learning with other women and help them sort out their personal and legal problems through the various negotiation tools I have gained in the training. Since domestic violence is prevalent in my community and I myself am a survivor of the same, I am now going to start advocating on the issue by using the advocacy techniques taught in the training.”

-Ganga Gautam, Chairperson, Mahila Paribartansil Cooperative, Morang

MSLDF formed with 30 members, consists of 80 per cent women. Similarly, in all three orientation meetings for SOLA, there was more than 40 per cent representation of women. Inclusion of greater number of women provided an impetus in raising concerns of women during the various activities, including trainings, dialogue forums, as well as orientation meetings. In addition to encouraging participation of women in terms of numbers, it was ensured that women, regardless of their age, education, and background were able to participate meaningfully, and contribute towards the discussion. For instance, during the residential trainings organized by IOM, mothers with children were also encouraged to participate, providing them an enabling environment to come along with their children and caretakers. However, sometimes, despite the efforts, it was not always possible to get substantial representation from women from government counterparts because of thin presence of women at policy making levels, both at national as well as the local levels.

The project has plans to continue involvement of various groups of women into the consultations in order to identify their particular issues and needs in relation to land. Additionally, the project should make sure that women are informed of programs and activities well ahead of time so that they can make arrangements. Also, the implementing agencies should ensure that women continue to have active engagement in all of the outcomes, because the intervention can directly address the land-related issues women face.

3.1.7 Performance against plan

As of February 2016, the Project’s Implementation Rate stands at approximately 55 per cent (IOM-68 per cent; UNDP: 35 per cent; UN-Habitat: 60 per cent). As can be seen from the Activity Checklist provided in Annex-IV, a lot of the Project activities have been delayed for a number of reasons. First of all, the agencies planned to start this project in March 2015 and the start date in the proposal was mentioned as March 2015. Upon approval of the proposal by UNPFN, funds were disbursed immediately in December 2014. The date when funds are disbursed by the donor is considered as start date of the project. As a result of this mismatch between official start date and actual start date of the Project, implementation was delayed.

Second, right after the Project had begun implementation; Nepal was struck with two massive earthquakes on 25 April 2015 and 12 May 2015, measuring 7.6 and 6.8 on the Richter Scales respectively, aftershocks are still continuing and some 436 greater than 4.0 magnitudes have been recorded so far⁴. Nearly 8979 people were killed and 22324 people were injured; and there was insurmountable damage to buildings and infrastructure, including some world heritage sites with 605283 houses collapsed and 288,264 houses partially damaged⁵. On the helm of such a humanitarian crisis, the Project activities were stalled for some time while the team members were engaged in relief work. The Project activities were only picking up in July when the nation saw protests throughout the Terai region over the issue of federalism in the new Constitution. Over the months leading to the promulgation of the Constitution on 20 September 2015, more than 40 people had died in protests in the region. Even after the promulgation of the Constitution, the situation in Terai remained tense, and there was a blockade of essential supplies, including fuel from the Nepal-India border checkpoints, which continued till February 2016, severely hampering movement.

With Terai (Madhes)-based parties being the main face of the agitation, and two of the Project districts (Morang and Nawalparasi) falling in the Terai, implementation of Project activities were adversely impacted. There are definitely concerns about the progress in relation to Outcome 2. In particular, activities under Output 2.1 were mostly hampered, as formation of Multi-Stakeholder Land Dialogue Forums (MSLDF) was delayed in most of the regions, and where it was formed, it could not function because, as noted by representative of UNDP, ‘Terai districts fall in each of the regions, and hence the MSLDF could not function as planned.’ It should be noted that Output 2.3 is contingent upon the successful completion of activities in Output 2.2. Moreover, in order to have result-oriented dialogues, there is a need for good preparation and planning. UNDP has already prepared its basic infrastructure and established network for creating conducive environment for dialogue at national and regional level. It is important to devise a concrete plan on enhancing engagement with political parties, policy makers, as well as local government

Similarly, Output 3.2 and 3.3 with relation to developing technical tools to support pro-poor gender-responsive land governance including modules on vulnerable groups in the SOLA system has also been delayed as compared to the actual plan. At this point, work is under progress to design and develop three additional tools (1) Social Tenure Domain Model (STDM) to identify, verify and record tenures of squatters and informal settlements, (2) gender responsive land transaction system and (3) gender responsive service delivery.

SOLA was developed as an open source land administration system which could integrate both the spatial component of the survey data and the attributes components of the land revenue data. This system is in operation successfully in many countries including Samoa, Ghana, Tonga,

⁴ <http://www.seismonepal.gov.np/> retrieved on 26 February 2016

⁵ <http://www.drrportal.gov.np/> retrieved on 23 December 2015

Lesotho and Nigeria. Currently the system is as well being developed in Palestine, Yemen, Fiji and Kyrgyzstan.

The studies conducted by IOM in 2014 and subsequent studies conducted by UN-Habitat in 2015 confirmed that this system has several advantages compared to the isolated systems of PE, SAEx, DLIS and LRIMS - important among them additional to its strength of integrating all land administration related functions the system has no recurrent software licensing fees (very important for economic sustainability) and also that the system has a robust database security (important for controlling data intrusion and corruption). As the system is not fully utilized there is a strong need to educate concerned decision-makers on its strength and also develop new tools to integrate into the system to enrich its applicability. The project is working on developing a module called PROGRESS which could integrate into the SOLA to provide both legal tenure and informal tenure information to assist pro-poor gender-responsive land governance. The ToR of the work was finalized in consultation with MoLRM and field orientations and data collection formats are worked out in consultation with stakeholders including Government officials. Pilot data are collected through questionnaire survey to develop an IVR process and test the functionality of the module developed. Due to the objective, not all area could be covered. One of the officers from Birendranagar Municipality, who was also part of the Orientation workshop conducted in Surkhet district to select the pilot area for implementation of the SOLA modules shared that although the pilot area (Ward 6 of Latikoili VDC in Surkhet) was selected through consultation and discussion among participants as being representative of all types of vulnerable groups including landless and conflict victims; he was of the opinion that having a small pilot area such as this has its challenges as it might not necessarily prepare the concerned stakeholders for larger roll out of the modules throughout the district.

3.2 Recommendations

3.2.1 Improve and strengthen relationship with political parties

It is evident that there has not been much progress for the activities under Outcome 2 and Outcome 3, owing to reasons already outlined previously. It was natural that the project was being context and conflict-sensitive, and activities took a back seat after the earthquake as well as the constitutional crisis post-promulgation. Engagement with political parties was mostly

“It is very important to enhance engagement with women political leaders. They raise their voice against violence faced by women, but they do not talk about land rights, although violence against women and land rights are inter-related. Their engagement can bring about a positive change at the policy level.”

-Member of District Land Rights Forum, Belbari

impacted as it was not feasible to discuss gender-responsive land reform agenda without involving Terai-based parties. However, it would have been beneficial if the Project staff had

made efforts to at least keep the parties informed of the progress and plans of the Project to keep them in the loop.

In the coming months, engagement with political parties should be one of the top priorities. Issues related to land are highly politicized and sensitive, and Outcome 2 is clearly most challenging part of the Project. Nevertheless, without a commitment from the political leaders, it is highly unlikely that the project will be able to eventually reach its strategic outcome of designing land reform process and policies. In order to be able to reach the results under outcome 2, it is important to start organizing more regular meetings with the focal points for the political parties and provide them with concrete points of discussion beforehand. In order to have a 'Declaration of Good Will' at the end of the project period, relationship with the political parties clearly needs to be strengthened, and more pressure needs to be put on political parties.

3.2.2 Enhanced engagement with government counterparts

Ownership at all levels is crucial to achieve the overall objective of the Project as stated in the project document: 'Male and female policy makers design gender responsive land reform process and policies'. Ownership is needed, particularly at the policy level, which reinforces the need for continued and inclusive engagement with government counterparts at both national and local levels. With the promulgation of the Constitution, it is a good opportunity for the project to involve the policy makers in highlighting gender-responsive land reform agenda.

At the district level, in addition to working with Women and Children Offices, the Project needs to work in close collaboration with Land Revenue Offices, and Survey Offices, as implementation of SOLA modules is contingent upon their support. In the days to come, it is important that there is increased collaboration and coordination with government counterparts to make the Project successful and sustainable. Although efforts have been made to keep the information flowing between the officials at the district level, strategies should be devised to ensure that there is greater engagement with officers at national and district level.

3.2.3 Increased collaboration between PUNOs

As outlined in the previous section, one of the strengths of the Project is that it is being implemented by three different agencies with varied expertise. This gives a unique and a strong edge to the Project to bring meaningful change in the land policies from a gender perspective. While this collaboration is fruitful, there were some challenges identified during the assessment. Regardless of smooth communication among the PUNOs at the national level, there were some issues in terms of inter-agency communication at the local level. For instance, UNDP has Project Focal Persons in its regional offices in Nepalgunj, Bharatpur, and Biratnagar, Pokhara, and Kailali, who among other duties also handle the W4W Project at the regional level. One of the focal persons interviewed lamented that they do not always get timely information, which impacts their participation in the project activities of other agencies. Another focal person added

that because of human resource crunch, it is not always practical to attend all programs of all the agencies. Another problem identified during the field was that while the Project is being primarily implemented at the district level, the MSLDF are being formed at the regional level, the responsibility of which falls under the purview of UNDP. The project's districts Surkhet and Nawalpasari are not UNDP's core implementing districts for CPP. Although effort has been made to cover all three project districts while forming MSLDF at regional levels, there seems to be a lack of synergy between several activities among the agencies.

All these challenges call for greater collaboration and communication among the partners so that each agency can participate meaningfully in all the activities. In order to overcome these challenges, the Project team members should sit down together and see how they can support each other in their respective tasks, to not only help in efficient implementation of the activities, but also improve their coverage and impact. Most importantly, it was also felt that there is also a need for additional Project Staff at UNDP, since staff members implementing W4W project are also engaged in other projects. As outlined already, staff seems to be overburdened with multiple projects, which has also partially hampered the implementation of project activities, both at the national and local levels. Hiring additional staffs will definitely give an impetus for implementation of the activities, particularly now, as the political situation improves, and the Project will need to fill for the backlog.

3.2.4 A no-cost extension

As already outlines, there have been delays in the activities due to several external factors. Technically, the Project only has four more months to accomplish all the remaining activities⁶. Although with the political situation improving, a lot of activities are picking up pace, it is evident that it is an excessively challenging task to be able to finish all the activities within time, especially ensuring quality. In order to ensure that the Project provides sustainable benefits, a no-cost extension seems imperative. The project definitely has the potential to bring about great change if it can be extended for a longer period. Considering the sensitivity of the issue, it is important to ensure that the assistance is substantial enough to ensure gender-responsiveness in land reform. For example, a consensus among the political parties in relation to gender-responsive land reform can have a very positive and sustainable impact. Since to this date, engagement with political actors have been minimal, the next four months are not adequate to engage them, get their buy-in, and reach a point where they will be willing to sign the

“MoLRM is partnering directly to implement the activities of the Project. However, owing to the Terai unrest, and the fluid political climate, there has been some gap in the implementation. If the project is extended for a longer time, it can have intended impacts.”

-Nagendra Jha, joint Secretary, MoLRM

⁶ Please refer to the Activity Checklist in Annex-IV with details of activities that have been accomplished and that are yet to complete.

‘Declaration of Goodwill’. Additionally, the Project intends to influence the legal framework, which in itself is a mammoth task. With a lot of activities being pushed to the last quarter of the Project, it is going to be difficult for the Project to bring about meaningful change in the remaining period. Therefore, in light of these challenges, at least a no-cost extension of at least three months has been recommended.

The Project should develop a revised work plan based on realistic estimates from each of the PUNOs on project completion dates including technical and field activities, administrative closure and dissemination activities. It is recommended that the Project staff undertake a comprehensive budget

“There can be a number of challenges as we integrate the three modules in SOLA. Software development is a tricky process, and hence it is sometimes difficult to make a very clear estimate. There is a need for testing, transfer and integration, which may not always go as smoothly as envisaged”.

-Rajaram Chhatkuli, UN-Habitat

revision working together with the PUNOs and PMT, in order to accommodate a project extension and ensure adequate administrative support to the project during the remaining time of the Project. It is equally important to revisit the risks and mitigation strategies identified in the Project Proposal, and identify additional risks that the Project can face in the near future. For instance, with the country being declared a Federal State, the dynamics can change in terms of implementation. Such issues should be clearly identified.

4. Conclusion

The mid-term assessment shows that the Project is making a Strategic Contribution to peace-building in Nepal by addressing an important agenda of improving women's access to decision-making in terms of improving their ownership and access to land. The Theory of Change, though broad, is relevant to its objectives. There is, however, a need to increase the understanding of the content of the ToC amongst implementing partners and beneficiaries through further consultations and collaboration. While national ownership to the Project is strong, it should translate into more effective participation of implementing partners, which must be ensured through effective communication and collaboration. Most importantly, it is imperative that the Project build stronger relationships with the concerned local level bodies to mitigate risks of integration of new modules into SOLA.

The project has made real efforts to ensure that women remain at the heart of the project design and implementation. They are not only the principal focus of the project in terms of the agenda; they are also invited as primary participants in consultation workshops and trainings. In addition to being gender-sensitive, the Project has also thrived to be conflict sensitive by conducting a Context-and Do No Harm Analysis in each of the project districts. At the same time, the Project has remained sensitive to the external environment, and paced the activities accordingly.

Most importantly, the assessment also proved that the Project has the potential to really bring a change in the mindsets of the people in relation to women's right to land and property. By engaging not only policymakers and political party leaders, but also community members, including men and women, the Project is creating a movement in itself. In the days to come, if the Project can expand its activities at the grassroots level, through the right partnership (for e.g. with Land Rights Forum), it can really contribute towards meaningful change.

With the promulgation of the Constitution of Nepal in September 2015, the issues that the Project has raised have become more important than ever. Despite the external challenges, the Project has continued to move forward, and a lot needs to be done in light of the new developments. In order to bring about the expected impact, it is imperative that sufficient extension is provided to make up for the lost opportunity as a result of the April and May earthquakes, and the political instability following the promulgation of the Constitution. The extension can provide an opportunity to the Project to not just accomplish the activities planned, but to really engage with the stakeholders, sensitize them on the issues, and get their full support for sustainable gender-responsive land reform and policies.

Annex I: ToR for the Assessment

International Organization for Migration

Internal Mid Term Assessment

Role: To assess the “**Empowering Women 4 Women: Access to Land for Sustainable Peace in Nepal**” Project.

Duration: 7 working days

Background

A decade-long conflict in Nepal ended in November 2006 with the signing of a Comprehensive Peace Agreement (CPA) between the Maoists and the Government of Nepal. Despite the political and democratic progress since the end of the conflict, Nepal continues to face multiple land issues. Land issues have existed for centuries and are deeply entrenched in the Nepalese society and linked to the structures of feudal land ownership and informal land tenure. Land issues are recognized as one of the root causes of the 10-year conflict. If left unaddressed, these issues could have adverse effects on the peace consolidation, political stabilization and socio-economic development of Nepal.

Recognizing the importance of addressing land issues in Nepal for sustainable peace and in accordance with the priorities mentioned in the interim constitution and the CPA, International Organization for Migration (IOM), United Nations Development Programme (UNDP) and United Nations Human Settlements Programme (UN-Habitat) came together with their technical expertise to address the highly sensitive land issues with impartiality and neutrality. With financial support from the United Nations Peacebuilding Fund (UNPBF), the joint project *Catalytic Support on Land Issues* was launched in March 2013 with an aim to unpack land issues in small steps that are not particularly contentious and ultimately lead to a holistic and meaningful future land reform.

Building upon the main findings and gaps identified by the *Catalytic Support on Land Issues* project, “*Empowering Women 4 Women (W4W): Access to Land for Sustainable Peace in Nepal*” aims to include women that were almost absent and/ or not able to make their voices heard in the land reform discussions process. It supports processes associated or linked with land reform in Nepal by enabling women to play an active role as agents of change. The project is jointly implemented by IOM, UNDP and UN Habitat from December 2014 to July 2016 with the geographic coverage in national, regional and district level, especially Nawalparasi, Surkhet and Morang.

Organizational Context

Under the direct supervision of the Chief of Mission of IOM and Program Coordinator, the evaluator will be responsible for the internal mid-term assessment of the “*Empowering Women 4 Women: Access to Land for Sustainable Peace in Nepal*” project, including assessing and examining the achievements, results under the project till date and their contribution to the peace-building process in Nepal. During the assignment, the evaluator will work closely with the staff of IOM, UNDP and UN Habitat in Kathmandu and travel to the project districts.

Objectives of Mid Term Assessment

1. Reflect on the theory of change in original project proposal; assess whether activities and expected results remain valid; identify and make any needed project modifications.
2. Document lessons learned / good practices with regards to peace-building in Nepal and provide recommendations on how the project’s contribution to the peace process could be strengthened
3. Further elaborate project’s ‘exit strategies’

Duties and Responsibilities

The main duties of the consultant will include:

1. Examine the execution of “*Empowering Women 4 Women: Access to Land for Sustainable Peace in Nepal*” project activities and achievements against the project’s log frame and the UNPBF results framework;
2. Assess the project’s overall contribution to peace building by preparing Nepal’s male and female policy-makers design gender responsive land reform process and policies.
3. Asses the project’s performance and delivery towards achieving three outcomes:
 - i. Policy-makers (males and females) feel confident and committed to implement gender-responsive land reform policies.
 - ii. Inclusive national and regional levels land discussion forums are gender responsive.
 - iii. Improved national process and mechanisms enhance access of vulnerable groups to land tenure and ownership.
4. Assess overall performance of the “*Empowering Women 4 Women: Access to Land for Sustainable Peace in Nepal*” project in terms of technical, financial management and its processes;
5. This assessment will be conducted using the following analytical frameworks: the results framework and UNPBF Performance Management plan to analyze the project’s contribution to the following three areas:

Areas for Evaluation

1. How the project is making strategic contribution to peace-building in Nepal?

- Assess whether all project staff and stakeholders continue to have a shared understanding of the strategic peace-building impact and outcomes of the project.
- Assess whether the project is on-track to achieve its stated strategic peace-building impact and outcomes (not just ‘outputs’ and ‘activities’) of the project, or whether these need adjustment.
- Assess whether intended beneficiaries have accessed services and/or stakeholders have participated in project implementation (use monitoring data)—if not, what are the reasons for this? What changes are necessary to improve this?
- Re-visit risks outlined in the project document and analyse potential new risks for the next 12 months, outlining how these risks will be responded to and mitigated if any changes are expected.
- Review and document any peace-building lessons learned / good practices from implementation so far.

2. What measures has been taken by the project to approach to peace-building?

- Assess what measures were taken so that the project better addressed the needs of women and vulnerable groups.
- Assess what measures were taken to improve conflict sensitivity.
- Assess how the internal capacity of the project team demonstrates better sensitivity to conflict, gender and inclusion.
- Document any lessons learned, good practices and core challenges for conflict, gender and inclusion sensitive project implementing, including any lessons from internal project management (e.g. recruitment, beneficiary selection, etc.).

3. How the project is complementarity to building the national mechanisms and priorities?

- Re-assess the project’s relevance to the current national context and priorities and re-state relevant national strategies or initiatives that the project is complementary to.
- Conduct a stakeholder analysis to identify the key partnerships needed to achieve the intended peace-building impact—if these different than existing project partnerships, develop a plan to develop those necessary new partnerships.
- Use this analysis to strengthen the project sustainability planning and further elaborate the project’s exit strategy.

Expected Output

- A draft of the internal mid-term assessment report, including an executive summary and recommendations (electronic version);
- A final report to be presented to IOM Nepal. The report should make a clear distribution between findings, conclusions and recommendations and it should be no more than 15 pages excluding annexes.

Methodology

- Field visit
- Structured interviews with beneficiaries
- Interview/ meetings with key stakeholders and partners
- Desk review of project documents and other relevant literature.

Annex II: Questionnaire

Questionnaire for Project Team IOM/ UN-Habitat/UNDP

1. Are you familiar with the project's underlying assumptions and Theory of Change?
2. Do you think the result framework reflects the gender-sensitive peacebuilding impact/outcomes?
3. How does the project contribute to address the need for gender-responsive land policies and processes in the country? In your view, has the ToC continued to be relevant since the project start?
4. Throughout the project, how have you ensured participation of women and vulnerable groups? What steps were taken to ensure that the needs of women and vulnerable groups were addressed (e.g. participation in trainings, gender sensitivity and considerations)?
5. How did you select the project beneficiaries? (ex. Training participants, Regional dialogue participants)
6. Are there any major policies or regulatory frameworks that the project has been able to influence, especially in reference to gender-responsiveness?
7. Is the project on time in achieving its expected outputs? Are the activities being implemented on time and as expected?
8. How did the project ensure flexibility in implementing its activities?
9. How do you see collaboration among various agencies? How can it be improved further?
10. How do you assess your collaboration and communication with the GoN? How do you assess their involvement in the implementation?
11. Do you feel like current partnerships will allow for gender-responsiveness in land reforms in the long-run?
12. Do you feel that the project continues to be relevant under current situation in Nepal? Is there a need to make changes to the results framework?
13. In your opinion, is the project sufficiently sensitive to gender, conflict and inclusion? What conflict sensitive measures were adopted in empowering specific groups?
14. What has the project done to work around / reduce identified dividers and strengthen connectors?
15. In the project proposal you have identified potential risks and mitigating strategies. Have any of those risks become a reality? If yes, have the identified mitigating strategies been effective?
16. Have you identified new risks and mitigating strategies?
17. What are the major difficulties/challenges you are facing in achieving the outputs/outcomes of the project?
18. In your opinion, did the promulgation of Constitution of Nepal 2015 have any impact on the project?
19. What is the project's contingency plan for dealing with the ongoing unrest in the Terai region?(What if the situation do not ease until the project end date June 2016?

20. In the annual report, it was mentioned that the burn rate for the budget was only 1 per cent. How do you plan to expedite the burn rate?
21. Have you faced any kind of funding gap in the course of project implementation? How did you overcome the gap, or what could be done to ease the crunch, if any?
22. Are there any external factors that have affected the implementation of project activities?
23. In your opinion, what has worked and what has not worked in the project?
24. Can you tell me lessons learnt and good practices in the course of implementation?

Questionnaire for Land Rights Forum/Women Leaders/Political Parties/Members of Regional Land Dialogue Forum/Local Peace Committees

1. Are you involved in the W4W Project and how?
2. What is your knowledge of the project? Do you feel like you have been properly informed of the project?
3. Have you been invited to participate in any of the activities (workshops, panel, trainings, etc) organized in the context of this project?
4. If yes, have you participated in any of these activities yet? In your opinion, were you able to participate fully and meaningfully?
5. Have you been able to implement any tools and techniques that you learnt in the training on 'Negotiation, Advocacy and Leadership' in your professional as well as personal life?
6. What did you like and did not like about the training?
7. Do you think the project is sufficiently gender sensitive and focuses adequately on women's issues? What can be done to improve the approach?
8. Do you feel like this project has identified from the beginning obstacles that women face in relation to land and property in Nepal?
9. Did your participation in the project help you raise gender responsive agenda during land discussion forums?
10. Have any actions been taken to advocate for gender responsive decisions made during regional level land discussion forums?
11. Have any consultations and meetings been held between women leaders and political parties to revise key policies and procedures from a gender perspective?
12. Have political parties included a gender perspective in their land policy statement?
13. Do you feel like this project can assist in preparing Nepal's leaders to progressively resolve land issues and establishing mechanisms and thus strengthening peace process in Nepal?
14. Do you feel this project remains relevant to the current situation in Nepal?
15. In your opinion, what has worked and what has not worked in this project so far?
16. Can you tell me the lessons learnt and good practices?

Questionnaire for Policymakers

1. In your opinion, what are the priority-issues pertaining to gender responsive land reform?
2. Why is it important to prioritize gender responsiveness in land reform policies? How can such gender responsiveness be ensured?
3. What are the challenges that can arise in implementing gender responsive and land reform policies? How can the implementation be made peaceful? How can you ensure participation, fairness and inclusion in the process?
4. What steps have been taken by you or your institution to implement gender responsive land reform policies?
5. Have you raised any gender responsive agenda during national level land discussion forums?
6. Have you taken any action to advocate for gender responsive decisions made during national land discussion forums?
7. Have any land policy or procedure been revised to enhance access of women and other vulnerable groups to land and property?
8. Do you have information on the W4W Project? Are you involved in the project? How?
9. Have you participated in dialogue programs organized by the project? If yes, when?
10. In your opinion, is this project contributing to gender-sensitive peacebuilding in Nepal?
11. Is the project preparing Nepal's policymakers design gender responsive land reform policies and processes?
12. Did the promulgation of the Constitution of Nepal 2015 have an impact on the project?
13. Do you think the project is sufficiently gender and conflict sensitive? What can be done to improve it?
14. In your opinion, has the project continued to be relevant under the country's current situation?

Annex III: List of People Reached during Mid-term assessment

Name	Organization	Position
Rajaram Chhatkuli	UN-Habitat	Project Coordinator
Shristee Singh	UN-Habitat	Land, Property and Gender Officer
Rabindra Man Tamrakar	UN-Habitat	Technical Officer
Manorama Sunuwar	UNDP	Land Dialogue Support Officer
Bishnu Sapkota	UNDP	Program Manager
Prem Ojha	UNDP	Conflict Sensitivity Advisor
Pooja Shrestha	IOM	Program Associate
Dipina Sharma	IOM	Senior Program Associate
Jitendra Bohara	IOM	Program Coordinator
Laxmi Kumari Basnet	Ministry of Peace and Reconstruction	Joint Secretary
Radhika Aryal Lamichhane	Ministry of Women, Children and Social Welfare	Joint Secretary
Nagendra Jha	Ministry of Land Reform and Management	Joint Secretary
Hari Prasad Chapagain	Local Peace Committee, Morang	Member
Tika Ghimire	Local Peace Committee, Morang	Secretary
Tilak Khawas	District Land Rights Forum, Belbari	
Geeta Siva	District Land Rights Forum, Belbari	
Suman Khawas	District Land Rights Forum, Belbari	
Neplu Majhi	District Land Rights Forum, Belbari	
Manjita Upadhyay	Multi-Stakeholder Land Dialogue Forum, Morang	
Mohan Karn	UNDP	Regional Dialogue Advisor
Sanju Sah	Civil Society Activist	
Fudo Devi Rajbanshi	Women and Children Office, Morang	
Milansari Mandal	Women and Children Office, Morang	
Yasodha Pokharel	Women and Children Office, Morang	
Kamala	Women and Children Office, Morang	
Pahal Singh	Land Rights Forum, Surkhet	
Manju Bishwokarma	Land Rights Forum, Surkhet	
Rajendra Sharma	Land Rights Forum, Surkhet	
Sapana Gautam	Women and Children Office, Surkhet	

Prakash Poudel	Birendranagar Municipality	Senior Administrative Officer
Ghamshyam Ojha	Survey Office	
Ganesh Oli	CPN (UML), Surkhet	
Dev Prasad	VDC Secretary, Latikoili	
Milan Shrestha	Sundar Nepal	
Shiva Bishwakarma	UNDP	Regional Dialogue Advisor
Balbahadur Chand	Civil Society Activist	
Rakesh Mishra	Journalist, Nepalgunj	
Shiva Kumar Sunar	Dalit Rights Activist	
Sita Pariyar	Dalit Rights Activist	

Annex IV: Activity Checklist: W4W

Overall Outcome: Male and female policy makers design gender-responsive land reform process and policies				
	Activity	Responsible agency	Status	Reasons for non-completion (if applicable)
Outcome 1: Policy makers (male and female) feel confident and committed to implement gender-responsive land reform policies				
Output 1.1: Enhanced skills of women leaders at the district level to advocate on land issues	Hire a consultant in charge of the conception and development of training modules	IOM	Completed	
	Conduct survey/consultation about the needs, gaps, weaknesses of women leaders in terms of knowledge on land issues and rights as well as negotiation, advocacy and political skills	IOM	Completed Need assessment report has been finalized	
	Design, draft, and translate training modules, information graphics on land rights, tenure security, institutional processes, and land system in Nepal as well as on the knowledge gaps identified through the consultations	IOM	Training module on “Negotiation, Advocacy and Leadership” is finalized and three trainings were organized for three project districts. IOM is soliciting recommendations from district level stakeholders on the draft infographics. Infographics will be finalized and printed by end of March 2016.	

	Provide technical land trainings in the three target districts	IOM	2 trainings completed in Morang and Nawalparasi. 2 more trainings- one in Surkhet and one in Kathmandu will be done in March 2016.	
	Provide training to women leaders involved in regional dialogue initiatives on collaborative leadership and dialogue tools so as to enhance their advocacy and negotiation skills at a regional level	UNDP	In Progress (Content of training is being prepared at national level. UNDP has planned to conduct a pilot workshop in Eastern Region in mid of March (rest of the regions are envisaged to complete it by April)	Due to Terai unrest
Output 1.2: Enhanced understanding of male policy-makers for gender-responsive land reform policies	Conduct survey/consultations about the positions, perspectives and willingness among male policy-makers about the inclusiveness of women in the land discussions.	UNDP	Completed	
	Design, draft, and translate training modules about policy information related to land rights and specifically to women's specific issues in that area; as well as about the knowledge gaps identified through the consultations. Provide trainings in the three target districts including MoLRM staff.	IOM	In Progress Study on legal framework that guide women's access and ownership on land is	The final report is expected by end of March 2016.

			on-going	
	Provide collaborative leadership and dialogue training to parliamentarians to promote inclusive and gender-responsive approaches to developing land policies.	UNDP	Incomplete	Due to April Earthquake, deadline of Constitution writing (focus on CA), Terai Unrest (it was insensitive to conduct dialogue in absence of Madhesh based parties), and fuel crisis
	To support this outcome, UNDP will propose revision of work plan by adding activities (which were noted as good practices during the final evaluation of CSLI project); 1. facilitate major political parties to prepare their gender responsive land position paper (with support of IoM) 2. Support to upgrading resource center (at CoLARP)		UDNP has received request from two major political parties	
Outcome 2: Inclusive national and regional level land discussion forums are gender-responsive				
Output 2.1 Gender-specific land concerns are identified and formulated into policy proposals with common understanding of	In support to ongoing regional multi-stakeholders Dialogue Forums, dedicated sessions on gender-related land issues will be organized and women's participation will be facilitated.	UNDP	In progress (MSLDF) in all regions have been formed and land dialogue initiatives are taking place in all regions	MSLDF formation got delayed due to Terai unrest
	Draft agenda of the Dialogue Forums including women-related topics	UNDP	In progress A number of agenda	

leaders at the district, regional, and national levels.			on women's issues from the dialogue/consultations (at least 15) held at regional level have been documented (at least 4 events at national level, 3 inter-regional dialogues, 10 regional dialogues yet to be conducted)	
	Dialogue initiatives at central and regional levels will actively reach out to support the inclusion of leaders of women's political parties, national women's commission and other women's organizations such as, Nepal Mahila Ekata Samaj, National Indigenous Women's Federation and the Federation of Dalit Women as well as representatives to the National Women's Commission.	UNDP	In progress At least 3 dialogue events are yet to be organized (planned for first week of March)	Due to April Earthquake, deadline of Constitution writing (focus on CA), Terai Unrest (it was insensitive to conduct dialogue in absence of Madhesh based parties), and fuel crisis
	Information, analysis and initiatives from regional Dialogues will be shared "upwards" with the central level land Dialogue Forum and similarly, information, analysis and policy matters will be transmitted "downwards" to regional dialogue forums.	UNDP	Incomplete	Same as above
	Organize 3: Inter-regional Workshops in each of the	UNDP	Planned for second	Same as above

	target project locations with 20 policy-makers (both male and female) from different districts to enable the exchange of experiences, fruitful discussions and to create consensus.		quarter of 2016	
	Organize inter-regional workshops key-finding sharing discussion at the central level.	UNDP	Planned for second quarter of 2016	Same as above
Output 2.2 Declaration of good will on gender-responsive land reform adopted	Add one or two main topics related to gender inclusiveness and its benefits in the Agenda of each planned event or discussion (in Kathmandu as well as in the three select districts).	UNDP	Planned for second quarter of 2016	
	Bring male and female policy-makers and RUNOs to design, draft, discuss and translate a “Declaration of Good Will”.	UNDP & IOM	Planned for second quarter of 2016	
	Organize the logistics and Agenda of a national event to settle the symbolic signature of all participants (male and female policy-makers) on the agreed Voluntary Declaration	UNDP & IOM	Planned for second quarter of 2016	
	Deliver certificates/diplomas of “guarantors of the Declaration of Good Will”	UNDP & IOM	Planned for second quarter of 2016	
	Design, draft and propose to policy-makers a working plan to ensure the respect of the “Declaration of Good Will” throughout the entire land discussions and reform process and in the conception of the land policies.	UNDP & IOM	Planned for second quarter of 2016	
Outcome 3: Improved national process and mechanisms enhance access of vulnerable groups to land tenure and growth				
Output 3.1 Obstacles faced by women in accessing land	Undertake a rapid assessment of the land offices in Kathmandu as well as in the three select districts to identify possible logistical and institutional shortcomings creating access avenues for landless in	IOM	Completed Questionnaire surveys, Key Informant Interview	

tenure and ownership identified and recommendations provided	general and specifically for women.		and Focus Group Discussion conducted and data analysis is completed. Draft report is being prepared.	
	Identify strengths and weaknesses of the policy, legislative and institutional mechanisms for gender-responsive land governance	IOM	Completed. Questionnaire surveys, Key Informant Interview and Focus Group Discussion conducted and data analysis is completed. Draft report is being prepared.	
	Conduct an in-depth survey on Logistic and Institutional barriers for women to get access to land registration.	IOM	Completed Questionnaire surveys, Key Informant Interview and Focus Group Discussion conducted and data analysis is completed. Draft report is being prepared.	

	<p>Conduct an in-depth survey on the translation of Progressive centrally-developed laws at the districts level.</p>	<p>IOM</p>	<p>Completed.</p> <p>Questionnaire surveys, Key Informant Interview and Focus Group Discussion conducted and data analysis is completed.</p> <p>Draft report is being prepared.</p>	
	<p>Conduct an in-depth survey on cultural barriers, mindsets and traditional practices forming obstacles for women to be able to exercise their rights over land.</p>	<p>IOM</p>	<p>Completed.</p> <p>Questionnaire surveys, Key Informant Interview and Focus Group Discussion conducted and data analysis is completed.</p> <p>Draft report is being prepared.</p>	
	<p>Conduct an in-depth survey on Educational Gaps and Knowledge fissures regarding land laws and procedural structures.</p>	<p>IOM</p>	<p>Completed.</p> <p>Questionnaire surveys, Key Informant Interview and Focus Group Discussion conducted</p>	

			and data analysis is completed. Draft report is being prepared.	
	Include the main findings of a research on foreign positive experiences in terms of women-sensitive processes and procedures of land registration to the report, for reference.	IOM	Completed. Questionnaire surveys, Key Informant Interview and Focus Group Discussion conducted and data analysis is completed. Draft report is being prepared.	
	Deliver technical recommendations to the GoN to provide it with an operational tool and general guidelines in order to address the identified gaps and obstacles.	IOM	Draft report is being prepared.	The final report expected by mid-April.
	Present and deliver the main findings and technical recommendations to the GoN in an official national event organized in the framework of the project.	IOM	Consultative workshops will be conducted in three project districts and Kathmandu to share the findings of the study.	Planned for the month of May 2016.
Output 3.2: SOLA System integrated with	Define the notion of “landless” according to the GoN approved regulations and operational guidelines in order to filter the genuine landless	UN-Habitat	A draft paper to define notion of landlessness and	

new module on vulnerable groups	people in Nepal		vulnerability in the context of the project was developed & shared	
	Develop data acquisition model for acquiring information on VGs/landless/landless women/CAW, etc	UN-Habitat	Based on above, developed a model for data acquisition and prepared draft questionnaires to be incorporated in the proposed module for connecting with existing SOLA system.	
	Identify pilot areas for data acquisition on VGs/landless/landless women/CAW, etc	UN-Habitat	Identified 3 pilot areas one each of Surkhet, Morang and Nawalparasi districts for test data acquisition	Due to unrest in Terai region, the work was delayed
	Acquire data/information as per defined model on VGs/landless/landless women/CAW, etc from the pilot areas for testing the new SOLA module	UN-Habitat	Preliminary data from the pilot areas were collected from the pilot areas of 3 project districts	Detailed Data through questionnaire survey will be collected in the pilot areas of 3 project districts starting early March. MOLRM is in consultation regarding support for

				data from existing SOLA module which will be used for testing at a later phase.
	Design a component for the Module to be able to compile and analyze data related to the usage that women do of “affirmative actions” measures established by the GoN.	UN-Habitat	Conceptual model has been developed based upon which a pro-poor gender responsive system (PROGRESS) is being developed. This system is proposed to be connected with SOLA	
	Develop ToR and hiring of SOLA Assessment expert	UN-Habitat	Not required. In-house expertise could conduct necessary assessment additional to IOM studies and develop ToR. The ToR was also accepted by MoLRM experts.	
	Assess whether existing SOLA module accommodates data on VGs/landless/landless	UN-Habitat	Completed preliminary	

	women/CAW, etc and analyze them		assessment on the existing SOLA module based on IOM study and in-house in-depth study and designed ToR for additional work.	
	Develop ToR and hiring SOLA module developers	UN-Habitat	Completed	
	Develop a module on landless women and landless CAWs and integrate it into the existing SOLA system with disaggregated data enabling filtered and advanced research to get targeted information. Populate SOLA module with pilot data, analyze and develop Report on pilot area(s). Generate quality assurance report on developed SOLA module	UN-Habitat	The work is under progress through a team of developers identified through a competitive process. MoLRM also contributed in the selection.	
	Training of Land administrators on SOLA modules; Develop strategy for SOLA module extension on other areas	UN-Habitat	To be undertaken after SOLA module completed	
Output 3.3 Access to land tools to enforce rights of vulnerable groups	Design and develop a comprehensive system to collect, identify and verify the information available on the situation of each landless person, especially landless women; including the conception of tools, standard forms and mechanisms.	UN-Habitat	Conceptual design to develop three tools based on GEC/GLTN has been.	
	Design and establish a system based on the “Systemic Gap Analysis” to issue operational suggestions on how to better implement processes	UN-Habitat	The questionnaires have been finalized, and due for field work	

	of identification, verification and registration (IVR) of landless people in Nepal, including through specific technical recommendations related to women and CAWs.		in early March. After field testing a report will be generated.	
	Issue institutional and legal recommendations aimed to guarantee that the framework of the IVR process is politically neutral and ensures the highest level of gender equality and transparency.	UN-Habitat	To be completed in the later stage	
	Customize pro-poor gender-sensitive land tools to support land administration, land management and land governance	UN-Habitat	Three tools under customization. 1.Social Tenure Domain Model (STDM) 2.Gender responsive land transaction process 3.Gender sensitive service delivery	
	Training of stakeholders/land administrators on use of customized pro-poor gender-sensitive land tools	UN-Habitat	To be completed in the later stage	
	Design and implement an outreach strategy to ensure the highest level of information dissemination amongst women	UN-Habitat	To be completed in the later stage	