

JOINT PROJECT DOCUMENT

Project Title: Promotion of secure land rights for women and other vulnerable groups

Geographical coverage: Phalombe, Mangochi, Chikwawa, Ntcheu, Dedza, Nkhotakota, Mzimba and Karonga districts of Malawi

Executing Agencies: Food and Agriculture Organization of the United Nations (FAO)

Administrative agent: United Nations Development Programme (UNDP)

Implementing partners: N/A

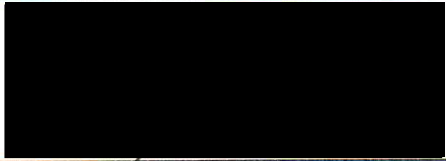
Duration of project: June 2019 – 31 May 2020

Budget: USD 90 000

Brief project description:

The project's goal is to promote women's economic empowerment through their improved access and control of land. The project design is articulated around two outcomes areas: (i) improved access to information for, and participation of, rural communities in policy and institutional delivery relating to land law implementation and realization of the right to food; (ii) strengthened accountability structures in the implementation of the new land laws.

Names and signatures of participating organizations



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Date: 18 / 6 / 2019

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1. CONTEXUAL ANALYSIS

1.1 Introduction

The Malawian¹ economy relies heavily on agriculture, contributing 39 percent of the country's Gross Domestic Product (GDP). According to the 2008 population and housing census, Malawi has a total population of 13,066,320 of which 49 percent are men and 51 percent are women². The majority of this population, approximately 85 percent lives in rural areas and are involved mainly in subsistence farming. The agriculture sector employs about 80 percent of the workforce, and contributes to over 80 percent of foreign exchange earnings (Welfare Monitoring Survey, 2011). It is estimated that women constitute 70 percent of the agricultural labor force producing a large proportion of the country's food crops (Agriculture Sector Wide Approach, 2011). Consequently, land remains among the most fundamental resources to ensuring the right to an adequate standard of living for rural people, economic empowerment and to some extent, their struggle for equity and equality.

1.2 Achieving food security and the right to food

Malnutrition levels in Malawi remain alarmingly high; for example, half of all children under the age of five show signs of chronic malnutrition, an estimated 42 percent are too short for their age (stunted), 30.6 percent weigh too little for their age (underweight), and 11.4 percent weigh too little for their height (wasted). One third of the population is food insecure, with disrupted eating patterns and reduced food intake. Further about 49 percent of the population continues to suffer from food shortages, which are more pronounced in rural areas (52 percent) relative to urban areas (30 percent) and in female-headed households (57 percent), compared to male-headed households (47 percent)³. The incidence of food insecurity is markedly higher in rural areas (34 percent) compared to urban areas (23 percent), amongst women headed households (38 percent) compared to male headed households (31 percent), and in the southern region of the country (36 percent) compared to the northern (29.9 percent) and central (29.5 percent) regions. The disparity in levels of food insecurity amongst districts is particularly pronounced in Nsanje and Chikwawa districts, where 78 and 75 percent of people are considered food insecure, compared to 14 percent in Machinga district⁴. The Malawi Vulnerability Assessment Committee (MVAC) estimated that 1.8 million vulnerable people in 24 out of the 28 districts were not able to meet their annual food requirements during 2012/13⁵. For the coming agricultural period, due to a good rainy season and low maize prices, the number is much less i.e. around 650,000 people.

¹ Malawi is a small, narrow land-locked country in Southern Africa, bordered to the east, South and South-West by Mozambique, to the North-West by Zambia and to the North and Northeast by the United Republic of Tanzania. The country covers an area of 118,484 square km of which 94,276 is land and the rest is Lake Malawi constituting almost a quarter of the country to the east. The country is divided into three regions: Northern, Central and Southern, which are further divided into a total of 28 districts. According to the Malawi Demographic Survey (July 2012) the country has an estimated population of 16,323,044 million, of which 51% is female. The population is young, with a median age of 17.2 for males and 17.4 for females. Almost 85% of the population lives in rural areas.

² NSO 2008 Population and Housing Census

³ Integrated Household Survey 2012

⁴ HIS 2010-11, pp188-189

⁵ Malawi Vulnerability Assessment Committee, National Food Security Forecast, April 2013 to March 2014, Bulletin No. 9/13 Volume 1 (2013). The MVAC is comprised of Government, inter-governmental, academic and non-profit member organizations

This shows that food and nutrition insecurity are mostly caused by natural disasters particularly droughts, dry spells and floods and economic shocks.

With a population of 13 million and a growth rate of 2.6 percent, UNFPA estimates that the population will triple to over 40 million by 2040. In part as the result of strong demographic growth, the country's natural resources are under enormous pressure. Land degradation is the most worrying sign of an ecological crisis in Malawi. Forest cover is decreasing at the alarming rate of 2.8 percent per year. Unsustainable natural resources management cost Malawi an estimated USD 191 million annually or 5.3 percent of gross domestic product (GDP)⁶. This will cause further challenges in fulfilling the right to food for all, mainly because the country is small (118,484 square km), the population density is high, land cultivation is not sustainable, production costs of farming is high, and climate variability is increasing due to climate change. Since the knowledge and skills on the right to food are very low in Malawi, the whole idea of right to food being a human rights issue is new. Therefore, it calls for the Government to ensure that the duty bearers and right holders fully understand the issue, develop laws, policies and programmes that ensure food is accessible, available and adequate at all times, consistent with the obligations of the state to respect, protect and fulfill the right to adequate food under international human rights law,⁷

1.3 Role of security of land tenure in eliminating hunger, food insecurity and malnutrition by fulfilling right to food for women and other vulnerable groups

In Malawi like in many other African countries, land is the primary input in production and remains a primary source of household livelihood and food security. Land is not only used for agriculture, it is also used for accessing other natural resources such as grass for thatching houses, reeds for building, timber for charcoal, as well as fishing. A person and family's landholdings are determinants of social status, belonging and identity, especially for the rural poor. In spite of the centrality to the livelihoods of rural Malawians, not all Malawians enjoy secure access to adequate land for their livelihoods, as insecure access tends to have a female face (Mbaya, 2002).

There are a number of reasons why issues of secure land rights remains a challenge in the country. Studies indicate that almost 70 percent of the land in Malawi is under customary tenure. Therefore, the existing inequalities between men and women are largely due to customary laws and traditions. Land ownership for men and women under customary law is determined by the type of marriage one has. There are two types of marriage customs in Malawi; matrilineal and patrilineal. However, studies have shown that whether it is a matrilineal or patrilineal system, women have lesser or no independent legal rights to access and control land (Ngwira et al, 2009). This stems from patriarchal legal systems and perceptions, in some cases as well as eroded customary laws and practices in others. This puts vulnerable and marginalized persons at a disadvantage in terms of access and control. In particular, women and youth are usually the most marginalized or most at risk of exclusion and discrimination. They lack control over the natural

⁶ Malawi, United Nations Development Programme (UNDP) and United Nations Environment Programme (UNEP), *Economic Analysis of Sustainable Natural Resource Use in Malawi – Economic Study* (2011), p. ii.

⁷ See General Comment 12 (Article 11: The right to adequate food).

resources especially land due to economic, legal, social, and cultural factors. Land is used as collateral in accessing other financial services like microcredit hence being denied access to land results in not being able to access such critical services as loans or training to improve their livelihoods. Furthermore, limited access to and control over land is one of the major challenges to women's access to agricultural extension services. Consequently, it poses a threat to agriculture production, and therefore limits realization of the right to food. Access to natural resources is closely related to right to food, the realization of which requires that every man, woman and child alone or in community has physical and economic access at all times to adequate food or means for its procurement.

Limited access to land has been mentioned in numerous studies as being among the major contributing factors to increasing poverty, hunger and malnutrition. In view of this, there have been several attempts aimed at reviewing the legal and policy frameworks governing land and access to land by women and other vulnerable groups in Malawi. For instance, in 1995, a Land Reform Commission was formed resulting in the formulation of a National Land Policy and a proposal to harmonize existing land laws in line with the provisions of the new land policy. The new land policy for Malawi was approved by cabinet and parliament in 2002.

Further, a special law commission was set up in 2003 to review all land related laws. Revised land laws were drafted and they are yet to be signed into law, having been passed by parliament but not signed into law by the President. This means that the new land policy cannot be effectively implemented and enforced due to existence of an old legal framework. The stated purpose of the new policy includes securing and clarifying customary land rights and formalizes the role of traditional authorities in the administration of customary land. The policy provides that customary landholders will be able to register their land as customary estates. The policy is therefore intended to increase security of land rights for the majority of Malawians living on land under customary tenure. The policy associates increased insecurity in land with the fraudulent disposal of customary land by headmen, chiefs and government officials.

Generally, the new Land Policy includes ambitious activities to deal with gender issues such as representation of marginalized groups particularly women in land management committees and also advocates for land titling in the family name, which includes the man, wife and children. In this way, regardless of which social system marginalized vulnerable groups including women find themselves in, whether it is patrilineal or matrilineal they will be regarded as joint owners of the land. This also entails that men in a matrilineal system where they are regarded as non-owners of the land will also benefit from this joint ownership approach. This in turn was and is assumed to increase security for landholders, including women, thereby leading to long-term investments and increased productivity.

However, despite these strides, changes in policy are happening, without much consultations with grassroots communities, most of which are frequently affected by land related issues. As the debates over land and its related legal and policy framework rages on, most marginalized groups including women and youths, which policies and laws are expected to protect, have little

or no knowledge of the relevant proposed laws and policies. Furthermore, competing claims over land suggest that titling may provide a further means by which some individuals and families may acquire land in a corrupt manner. This may be to the advantage of those with better literacy and exposure to the law who may take advantage of these provisions. Furthermore, the proposed amendments to land policy entails too much dependence on official processing of rights which means that those who are not competent to navigate the system such as the poor and women will be left out.

2. JUSTIFICATION

UN Women and FAO in partnership with a local NGO, Land Net have been implementing a Joint Programme on Right to Food through access to land in a total of 10 districts in Malawi, namely; Salima, Dedza, Ntcheu, NkhotaKota, Karonga, Mzimba, Chikwawa, Thyolo, Phalombe and Mangochi. The first phase of the programme became a stopgap in the absence of a progressive land law that could protect the people's land rights. As a result, some of the targeted communities in these districts have managed to fight for their land rights following the various capacity strengthening interventions implemented under the programme. The second phase of the programme has focused on supporting the implementation of the land laws, ensuring that preliminary activities for the implementation are done. For example, the project has supported the engendering of the monitoring and evaluation framework as well as the Land Information Management System. This work is still underway.

The joint programme stimulated debate around women's access to land and secure tenure of land among civil society groups, members of parliament, traditional and religious leaders, women forums, religious and civil servants from different government departments, and raised awareness of the VGGT and its application to the land law reform process in Malawi. It empowered women to work together, raise their voice on land rights violations and build their leadership and advocacy skills.

Because of these efforts, the Malawi Government recently enacted 10 land and related laws. It is envisaged that the recently adopted land laws, when implemented, will provide an enabling environment for improving land governance through decentralized land administration functions, whilst safeguarding the rights of vulnerable groups especially women by ensuring equitable access to land, tenure security and sustainable socio-economic development and make provision for public, including women, participation in the administration and management of land related matters. This is a milestone in the land law reform process. However, for these new land laws to be effectively implemented in order to improve vulnerable people's access to land, a number of measures need to be carried out. Among these are:

- Gender sensitive governance of land tenure, considering that women and other vulnerable groups access to land will be determined by broader institutional environments in which the mandates, priorities, implementing practices, budgets, and cultures of policy making and implementation institutions (public and private) matter. This will be achieved through ensuring that systems and data collection tools are

engendered so that information being generated present a picture on how both men and women are benefiting in the land law implementation.

- Realizing that where duty bearers remain unaware about the different challenges vulnerable groups meet in accessing productive assets such as land, systems will continue to be gender insensitive to women's needs and this will continue to affect the attainment of development both at household and national levels. Coupled with this, duty bearers need to understand their obligation towards rights holders, and mechanisms have to be put in place to ensure that they fulfil their obligations. Engagement with government officials and CSOs will be done to raise their awareness of both local and international land governance instruments as guidelines to ensuring gender sensitivity in their policy and legal decisions on land.
- Strengthening rural communities' voices in the public dialogue and marginalized group's involvement in public decision making, especially in the proposed land committees as this is likely to impact decision makers' awareness of rural communities' exclusion from entitlements and rights related to land and right to food and therefore assist in defining solutions. However, unless spaces are provided, and advocacy strengthened, there is a risk that, decision makers, policy makers and other elected and employed public leaders will continue to overlook the vulnerable population's both strategic and productive needs. Community meetings with traditional leaders, district government officials and women forums will interface to ensure that concerns of women over land are known, discussed and addressed.
- Creation of a knowledge base with sex disaggregated data and gender sensitive indicators on access to and control over resources such as land and food, governance, leadership and participation has to be created if gaps are to be identified and addressed.
- Establishment and capacity building of district land networks that will check adherence and compliance to the principles of the VGGT that will be developed based on the new land laws. The land laws provide for devolution of land administration, meaning that districts and lower level structures will now be at the center of this work.

Based on these premises, this project outlines a results-oriented collaborative joint work between FAO and UN Women to promote smallholders', in particular women's, access and control to land in the light of the Right to Food. Each organization brings a distinct comparative advantage to this project: FAO's technical knowledge on agriculture and food security and governance of tenure of land and other natural resources, UN Women's technical knowledge on gender and women's economic empowerment, its strong linkage with the women's movement, and its leadership of gender equality and women's empowerment within the UN System. This is to respond to the diversity of issues constraining rural women's economic empowerment which go beyond the mandate of any individual organization to tackle alone. By bringing together their knowledge, resources, experiences and constituencies, the two entities will have the potential to

greatly enhance the relevance, efficiency, effectiveness, impact and sustainability of their work on access to land and the right to food.

The project has great potential for breaking the intergenerational transfer of rural poverty and dis-empowerment: through improving vulnerable people's access to land and enjoyment of the right to food, promoting their access to livelihood options, improving their access to information on land rights and legal and policy frameworks related to security of land tenure and thus providing basis for enhanced likelihood to fulfill their right to food, strengthening their confidence and self-respect in the communities, demanding accountability from duty bearers, and their engagement in local governance systems and leadership positions.

The project will address different dimensions of rural communities' access and control to land: (i) provide access to information on land rights and its related policy and legal frameworks; (ii) advocate for change in behavior and attitudes of leadership through the increased use of principles of The Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT); and (iii) build accountability mechanisms, through District Land Networks and interface meetings between duty bearers and rural communities that will increase responsible collective action for positive and meaningful change in people's conditions and status related to land.

The collaboration between UN Women and FAO is expected to generate synergies that capitalize on each organization's mandate, comparative advantage and institutional strength to generate more lasting and wider scale improvements in the livelihoods and rights of rural women. The Rio+20 Conference and its follow up processes, and the post 2015 Sustainable Development Goals (SDGs) provide great opportunities for the two organizations to reaffirm the role of rural communities in sustainable development and strengthen their collaboration through knowledge exchange, advocacy, policy dialogue and joint initiatives on the ground. Further, the recent Malawi tripartite elections, which have brought ward councilors to the political, and governance scene also provide strategic avenues through which rural communities, marginalized groups such as women could lobby for better access to land and their right to food.

3. EXPECTED RESULTS

3.1 The projects theory of Change

If (1) barriers to equal rights and access to land are removed; and if an enabling legislative framework, supported by strong technical capacities are in place, then (2) land tenure security will increase; because (3) discrimination against women and other vulnerable people to own, control and use land is removed.

The project's goal is to promote rural communities' access to food through their improved land tenure security. Land represents one of the key development challenges to address if most marginalized groups in Malawi are to achieve their Right to Food. Raising awareness of the current land law and its application in improving tenure security on the people of Malawi will

contribute to the achievement of the Right to Food by empowering people to claim their rights to land, at the same time creating the demand for accountability from duty bearers. This project also complements a separate joint civil society project lead by CISANET which will advance awareness around the right to food in Malawi, and advance a right to food framework law. The project design is articulated around two outcome areas: (i) improved access to information for, and participation of, rural communities in policy and institutional delivery relating to land law implementation and realization of the right to food, and (ii) Strengthened accountability structures in the implementation of the new land laws.

Outcome 1: Improved access to information for, and participation of, rural communities in policy and institutional delivery relating to land law implementation and realization of the right to food;

This outcome area aims at promoting rural communities' including marginalized groups such as women, access to information and participation in the new land law and its implementation, through community awareness campaigns, radio and other media, district and community level debates and other strategic communication strategies.

Output 1.1: Women and vulnerable groups have increased understanding of legal and policy issues related to their right to food in relation to access to land

Indicative activities

- 1.1.1 Community and district level training sessions on local and international land governance frameworks (Youth, women, chiefs, government, cultural groups and CSOs)
- 1.1.2 Develop project communication materials, leaflets, and documentaries to disseminate the new land law
- 1.1.3 Develop key messages for various target groups on the new land laws and other instruments

Output 1.2: Empowered women, and other vulnerable groups to participate in decision making and to advocate and lobby for their secure land rights

Indicative activities

- 1.2.1 Develop the capacities of rural communities to organize and participate in district and community based forums and groups where they can better lobby for their access to land
- 1.2.2 Train community leaders (village Coordinating Committee, VDC, Area Development Committee) in promoting and protecting marginalized population's access to land and right to food
- 1.2.3 Conduct a National Women's Land Forum

Output 1.3 Strengthened capacity of CSOs to advocate for the use of the Voluntary Guidelines on Responsible Governance of Tenure of land and other protocols on the Right to Food

Indicative Activities

- 1.3.1 Support District Land Networks to disseminate information on VGGT, RAI and Right to Food guidelines and land laws
- 1.3.2 Train youths to advocate for their access to and control over land
- 1.3.3 Conduct right-holder awareness on the new land laws
- 1.3.4 Monitor implementation of the new land laws
- 1.3.5 Hold interface meetings with government to check accountability on implementation of the new land laws
- 1.3.6 Document and share cases that will arise in the implementation process

Outcome 2: Strengthened accountability structures in the implementation of the new land laws

The outcome ensures that the civil society prepares for its role as a watchdog for the smooth implementation of the new land laws. This will ensure that the Ministry of Lands, Housing and Urban Development and district councils terms of references for the establishment of these committees are gender responsive and promote inclusion and participation of women in those committees at all levels. The outcome also ensure that the tools used for management of land are gender sensitive and that monitoring and evaluation systems use gender disaggregated data at all levels. The project will also ensure that all reporting systems are able to provide information on progress on the implementation of the land law and the land management system is able to bring out the progress and challenges in relation to women's access to land.

Output 2.1: Strengthened institutional capacity for gender responsive delivery of land governance services

Indicative activities

- 2.1.1 Train staff in the Ministry of Lands on gender equality, right to food and gender responsive governance of tenure
- 2.1.2 Conduct a gender analysis of tools and systems for land titling and registration.
- 2.1.3 Support the development a Gender Responsive Monitoring and Evaluation system in the Ministry of Lands and central, regional and district levels
- 2.1.4 Support a VGGT refresher workshop for the Land Governance Technical Working Group to facilitate the inclusion of the VGGT in the land law implementation.

Output: 2.2: Enhanced mechanisms for monitoring the implementation of the new land law

Indicative Activities

- 2.2.1 Train staff in the Ministry of Lands staff in collection and use of sex disaggregated data on progress on the implementation of the new land law.
- 2.2.2 Hold an annual conference to share best practices on gender responsive management and governance of land including the use of the VGGT principles in enhancing land governance at all levels.
- 2.2.3 Provide technical support in gender responsive monitoring of the implementation of the new land laws at district level
- 2.2.4 Support quarterly review meetings of the land Governance Sector Working Group
- 2.2.5 Conduct programme monitoring and documentation of success stories for sharing with beneficiaries and donors.

4. PROJECT IMPLEMENTATION STRATEGY

4.1 Strategy

The programme will play a key role in advocating for women's representation in land management committees; supporting the capacity building of state institutions responsible for land surveying, land titling, registration and distribution; and building accountability mechanisms that will help to ensure that the rural people benefit from the laws.

FAO and UN Women will work to ensure that such efforts are institutionalized by lobbying for the appointment of gender focal persons in different state departments responsible for land management. At community level, the programme will support efforts to sensitize traditional leaders as well as other local leaders and government officials on land governance using the Voluntary Guidelines on Responsible Governance of Tenure of land. The targeted communities will be equipped with tools to protect women's rights to land, support assessments of how the customary complaint system can be made gender-sensitive, supporting awareness-raising and facilitating access to information for women, men and communities about existing land related legislation and policies.

Further, despite the successes registered in the previous projects, it was discovered that the coverage per district was small and that some important community and district structures, namely, the youth, faith groups, cultural groups and councilors were not reached. The proposed project seeks to continue raising awareness of government, civil society, communities and women on the various local and international land governance instruments which provide the lens with which to understand the new land laws. This will be enhanced by the establishment of

District Land Networks (DLN), an accountability mechanism which will play a key role in monitoring the implementation process and awareness raising of the new land laws.

The Voluntary Guidelines on the Responsible Governance of tenure of Land, Fisheries and Forestry (VGGT), Principles of Responsible Agriculture Investments (RAI), Right to Food Guidelines and the Free, Prior and Informed Consent Technical Guide provide clear guidance in the respect and recognition of tenure rights of women, men and communities, and provide a good basis for discussions pertaining to the land reform process in Malawi and globally. The guidelines and its principles act as a mirror with which to use to reflect on but also understand the land and related laws. Continuation of the awareness raising of the guidelines among various stakeholders, including faith groups, councilors, chiefs, communities, women and the youth, will help to prepare them for the understanding and implementation of the new land laws.

The project also seeks to start involving the youth in the land rights awareness as they form 52% of the population of Malawi. Land is a scarce resource among adults and much more among the youth who in most cases are not considered for land allocation. It is high time they also became recognized and raise their voice to ensure that they are considered as entities when customary estate registering commences.

The project also intends to support the Ministry of Lands in the preliminary land law implementation processes, while ensuring that a clear roadmap is developed to guide the implementation, a good monitoring system is in place and their capacity is strengthened.

4.2 Implementation structures

The project will employ a direct implementation method where it will fund activities directly to structures with the support of FAO staff in the eight target districts. Government officials and District Land Networks will be strategic in sensitizing people on land laws; and facilitate consultative meetings between government, CSO and communities on land governance and women's access to land; develop and disseminate IEC materials for awareness raising.

National trainer of trainers on land governance will continue to build the capacity of other CSOs and communities and will be linked to the district land networks to enhance coordination. Together, they will ensure land governance processes are as consultative and inclusive as possible. This will, consequently, contribute towards improvement of women's access to land.

The focal points from each UN agency will formulate a joint work plan and conduct quarterly meetings and joint monitoring visits in order to track progress on the ground. Quarterly reports and joint monitoring visits will be shared among the partners and government.

4.3 Implementation strategies

4.3.1 Specific approaches to the implementation of the project outcomes

Outcome 1: Improved access to information for, and participation of, rural communities in policy and institutional delivery relating to land law implementation and realization of the right to food

Malawi has recently passed a new land law. Following this, the programme will continue to work closely with the Ministry of Lands, Housing and Urban Development to popularise the new land law and ensure that the law is implemented in a gender responsive way to promote women's and other vulnerable people's access to land. The programme will also apply the FAO Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests in the context of national Food Security, to promote women's and vulnerable people's access to land. The guidelines will be used to build capacity of CSOs to lobby for gender responsive management and governance of land by duty bearers, while at the same time building the capacity of land management officers and traditional leaders to use the guidelines to ensure gender responsive governance and management of land. Furthermore, the programme will also build capacity of the planning and budgeting officers in the ministry of Ministry of Lands, Housing and Urban Development to ensure that gender related activities within the land law are properly funded and implemented.

The programme will also continue to work with CSOs and Women's Forums to mentor them and ensure that their lobbying and advocacy skills are strengthened. The programme will also promote learning and sharing of experiences with other countries. The programme will not only strengthen advocacy capacity of these CSO groups but will also ensure that such practices help identify gaps in land governance policies and processes for further review. The programme will continue to use media campaigns and edutainment initiatives to promote good land governance practices that ensure that the implementation of the new land law benefits all gender categories in society in terms of access to land.

Outcome 2: Strengthened accountability structures in the implementation of the new land laws

The land laws introduce devolution in land administration in the Ministry of Lands, as such there is need to closely monitor the implementation process. Existing accountability structures have to be strengthened and new ones, in form of district land networks to monitor the implementation at district level will be established. Among others, their role will be to check accountability of duty bearers and follow up on action plans.

Since the laws emphasise on gender, the project will train officials of the Ministry of Lands on gender equality, Right to Food and gender responsive governance of land tenure. DCs and DPDs have been trained to ensure their sound knowledge on the land governance instruments for better management of the implementation process. A gender analysis of tools and systems will be done and a gender responsive monitoring tool will be developed.

4.3.2 Coordination and Networking

The overall project will be coordinated by FAO with support from UN Women, UNRC, and the Ministry of Lands, Housing and Urban Development. FAO and UN RC will provide strategic direction and decisions on the modalities of access to and disbursement of the fund. The representatives from the UN agencies will develop a joint work plan in collaboration with the district land networks.

FAO will continue to lead the coordination of the programme. However, at operational level, a coordination mechanism will be established to ensure that joint planning of some activities is effectively coordinated. This coordination mechanisms will comprise of all the parties involved in the implementation of the programme, namely relevant ministries, FAO and UN Women and district land networks.

The coordination committee will facilitate quarterly stakeholder's meetings for self-evaluation and sharing of good practices and experiences. Such sharing meetings will not only be limited to Malawian based organizations and stakeholders but will also involve learning and information exchange with like- minded international organizations.

4.4 Implementation approach

A three-pronged approach will be undertaken to implement the project, namely (1) mobilization and training of leadership, women, youth and other vulnerable groups at national, district and community level, (2) community sensitization and (3) information provision and also lobbying and advocacy for the recognition and protection of land rights for women and vulnerable people.

4.4.1 Community Mobilization

The project will use community mobilization processes for dialogue to achieve improvement and change in the recognition and protection of women's land rights as well as in the participation of women and men in decision-making. The community mobilization processes will be used to ensure that various stakeholders (e.g. community level committees, agricultural and educational groups) are actively involved and counted on as a driving force. In addition, community reactions to the responsibilities of the duty bearers in ensuring that the communities are land and food secure and the changes that will take place with the enactment of the land laws will be captured and shared.

4.4.2 Training and Capacity Building of women and other vulnerable groups

The project will build the capacity of district and community level structures to work to change attitudes of leaders and leadership on the right to food and land issues. These will include ensuring that the communities have the understanding of the changes in terms of tenure, use and rights to customary land and their rights to food and be able to demand their rights. Furthermore, it will ensure that the voluntary guidelines on the governance of tenure are used in the management and allocation of land and also monitoring the implementation of activities related to the new land policy.

4.4.3 Gender sensitive research, advocacy, dissemination of laws and sensitization

The project will support periodic gender sensitive data collection and analysis to assess the status of ongoing legal and policy legislation related to access to land and the various challenges impinging on marginalized group's access and control to land. As some of the land related bills strategic to women economic empowerment are under review, such data collection and analysis will be strategic to strengthening women's voices and influence on these particular issues.

4.4.4 Institutional strengthening and integration of gender equality

The project will also strengthen the capacity of partners to implement and advocate for the implementation of key commitments. In particular, focus will be on the women and gender advocates as well as the district councils through the Ministry of Local Government. The project will also work on building the capacity of the Ministry of Lands and urban development to ensure that systems are in place to better implement the Voluntary Guidelines on tenure of land as part of ensuring that women and other vulnerable groups have access to land.

The project will work with women to be better able to hold their leaders accountable on issues related to access to land in their communities. In this respect, the project will also work to strengthen the capacity of duty bearers, including the district councils, to better respond to women's needs and aspirations in relation to access to land.

4.4.5 Monitoring of activities and evaluation of impact

Prior to implementation of the project, partners will agree on a number of measurable indicators which will allow them to monitor and evaluate the project progress and impact. Regular monitoring will be necessary to assess and track progress towards the outcomes of the project as well as to assess project spending. All stakeholders will also be invited to participate in a review of midterm results to ensure that everything is being implemented as planned.

5 PROJECT PARTNERSHIPS

Considering the strides that have been made in the phase one and part of phase two of the implementation of this Joint Programme, FAO and UN Women will continue to work with CSOs in terms of direct implementation and follow up and with the Ministry of Lands, Housing and Urban Development.

The project will work with district land networks that have been established and trained under the first phase of the project, as they have become a major force in carrying out research, advocating for change in land related legal and policy framework and also mobilizing community leadership towards equitable access to, ownership of and control over land. The project implementation will involve a range of partners. Below are other strategic partners that will implement the Joint programme.

5.1 Project Implementing Partners

The project-implementing partners will include;

- CSOs which form district land networks
- The district and community level decentralization structures such as the District Executive Committees (DEC), Area Development Committees (ADCs), and Village Development Committees (VDCs)
- Ministries of Lands and Urban Development, Ministry of Gender, Disability and Social Welfare, and the Ministry of Local Government.
- UN agencies: FAO and UN Women.

5.2 Project Target districts and beneficiaries

The project targets two Traditional Authorities (chiefs) in each of the eight districts, namely, Phalombe, Mangochi, Chikwawa, Ntcheu, Dedza, Nkhotakota, Mzimba and Karonga. In these districts, the project intends to reach out to 4,000 direct beneficiaries, and a multiplier through IEC materials and radio intends to reach to 25,000 indirect beneficiaries.

The targeted direct beneficiaries of the project are marginalized populations including women living in rural communities and other marginalized groups in the selected communities. The status of marginalized groups Malawi falls below that of men on most indicators, such as income, food security, education, life expectancy, and health. They are also particularly vulnerable as a population that does not have adequate participation or representation in decision-making structures, and is not afforded the same legal rights as men (e.g. property or inheritance rights).

As already indicated as women provide about 70 percent of the agriculture labor force, it is important to ensure that these women empowered in order to increase their significant contribution to food security in the country. Among other responsibilities, women ensure that children have good nutrition and have access to education and health services. Consequently, increased poverty among women affects not only children's health and access to education, but also community and national economies. An investment in rural women therefore makes strong economic sense in that women who are economically empowered contribute more to their families, societies, and national economies. The tendency of women to invest extra income in their children and households provides an effective route to increased productivity, poverty reduction, and sustainable development,

CSOs will also benefit from the project as they will improve their knowledge and skills on right to food issues in relation to land tenure governance. This will create space for identifying challenges to realizing the right to food and security of land tenure rights and undertake appropriate analysis of the causative factors, identify appropriate duty bearers for better advocacy and lobbying for improved laws and policies.

6 PROJECT MANAGEMENT MODALITIES

6.1 Financial management

UNDP will serve as Administrative Agent (AA) for this Joint Project. UNDP will be responsible for arrangement of fund management services, including:

- Receipt, administration and management of the donor contributions;
- Transfer of funds approved by this Joint Project to Participating Organizations;
- Consolidation of statements and reports, based on submissions provided to the AA by each Participating Organization;
- Synthesis and consolidation of the individual annual narrative and financial progress reports submitted by each Participating Organization for submission to donors.

6.2 Communication, advocacy, knowledge management and knowledge sharing

The coordination mechanism will develop a comprehensive communication strategy at the beginning of the project to streamline the information, key messages and policy positions, and provide guidance/advise on:

- How the joint project participating organizations will communicate on the project
- How the joint project participating organizations can influence the UN's programming agenda and the donor community to prioritize support to rural vulnerable groups using the knowledge generated through the joint project.

- How to conduct gender sensitive participatory communication for the district and community level activities.
- How to document business cases and best practices, and package the knowledge for the general public. For instance, platforms such as Face book, Wiki and Twitter could be used as very effective communication and advocacy tools to launch the project and engage donors and the wider public through news' updates, threads of discussions and pictures.

Beyond the communication strategy, the project will include a strong knowledge management component to ensure that information about the project, experiences and lessons learnt will be shared among all relevant stakeholders. Another key dimension is the setting up of communities of practice involving relevant staff members from the three entities (UNDP, UN Women and FAO).

7 MONITORING, EVALUATION AND LEARNING

A comprehensive Performance Monitoring Framework (PMF) will be developed as an integral part of the project, highlighting the performance indicators, data sources, collection methods and frequency, responsible actors and baselines and targets for each result (goal, outcomes and outputs). It will be developed in collaboration with local partners and with technical support from the monitoring and evaluation sections of the two entities. A key aspect of this plan will be undertaking a baseline study in order to have baseline data informing previous implementation challenges and bottlenecks. A stakeholder consultation with all implementation partners will be held to validate the findings of the study, agree on the indicators, the monitoring plan and share tools on monitoring and evaluation. Field visits to key projects sites will be part of the PMF and a plan of supervision and implementation support visits will be prepared on a quarterly basis at country level.

Monitoring activities will involve both the outcome and output levels: monitoring at output level is to be conducted at least quarterly, while it will take place semi-annually at outcome level. Financial monitoring is to be conducted on a monthly basis for effective financial managements and monitoring delivery targets. Regular reporting will be an integral part of M&E for systematic and timely provision of information. District Land Networks will be reporting on progress on project management at least semi-annually, and on financial management – at least quarterly. A schedule for narrative and financial reporting to donors will be developed in compliance with donor requirements. Annual project review meetings at national level will be organized, involving the entire project's staff and District land network leadership, selected government officials from relevant ministries and relevant staff of the four entities.

A small project advisory team (steering committee) composed of FAO, UNDP and UN Women, and Ministry of Lands departments, will be set up to provide oversight and guidance to the

project implementation. An annual report will be prepared and shared with partners indicating the results being achieved. Financial reporting and auditing will also be on an annual basis. End of Project Evaluation and Audit will be expected at the end of the project.

8 BUDGET IN USD

Budget Lines	Description	Unit	Quantity	Unit cost (USD)	TOTAL (USD)
5013	Consultants				14,135
5543	National Consultant - Project Coordinator	Months	3	3 500	10 500
5543	Admin / Procurement Assistant	Months	2	1 750	3 500
5570	Local Consultants - Human Resource Services	Months	5	27	135
5021	Travel				10 632
5698	Duty travel others (FAO & UN Women Staff)	Trips	4	1 875	7 500
5698	Travel- Non staff (e.g. counterparts)	Trips	5	600	3 000
5900	Travel - Procurement Services	POs	3	44	132
5023	Training				40 416
5902	Training Budget	Sessions	10	4 033	40 328
5920	Training - Procurement Services	POs	2	44	88
5024	Expendable Procurement				5 876
	Office Stationery and supplies	POs	1	2 612	2 612
	Printing Materials	POs	5	600	3 000
	Expendable Equipment - Procurement Services	POs	6	44	264
5027	Technical Support Services				6 281
6120	Technical Support Services (LTO - 8 days and Gender - 3 days)	Days	11	571	6 281

5028	General Operating Expenses				2 932
6152	General Operating Expenses	LS	12	208	2 500
6300	Security Expenses in Country of operations	Months	5	60	300
6300	General Operating Costs - Procurement Services	POs	3	44	132
5050	GOE Common Services- (Other Central Support Services)				3 840
6500	IT Services	Months	5	168	840
6500	Financial Services	LS			3 000
	Sub-total				84 112
6130	Support Costs Budget (Indirect Support Costs @ 7%)				5 888
Total					90 000