

# **BASIC FACTORS INFLUENCING GENDER DISCRIMINATION OF LAND OWNERSHIP IN MINNA, NIGER STATE.**

**By**

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## **ABSTRACT**

This study therefore examines the basic factors influencing gender discrimination of land ownership in selected neighbourhoods of Minna, Niger State. Both the primary and secondary data used in the study. Primary data was collected through interviews and Questionnaires with key stakeholders such as community heads, household head and the adult women. A total of 398 respondents sampled using questionnaire administration. The data was analyzed using Statistical Package for Social Sciences (SPSS). Descriptive statistical approach and Likert scale were used in determining the factors influencing gender discrimination in land ownership. The results show a high level of gender discrimination of over 60% against women. Considering the aspects of customary land ownership, just 16% of the women have access to land, while over 50% of the men acquire land through inheritance and purchase (65.8%). On decision making, it clearly obvious that over 65% of female child are uncertain to owns land through inheritance. Investigation on causative factors influencing gender discrimination identified five factors: traditional/cultural practice against women (3.73), religious sentiment against women (3.64), high level of illiteracy among women (3.62), perception of women as temporal member of a community (3.57), lack of women representation in decision making (3.51) and poor financial/economic status of women (3.51). The study shows a high impact of 59% of gender discrimination on income of women, while every efforts of government (72%) not encouraging for women to venture into land investment without men support or input. The study concluded by asserting a high degree of derivation and gender discrimination on land ownership in Minna, owing to the fact that just few women get share from land proceeds, in which such classes of women cannot use land for credit facilities for business or investment. The study, therefore recommended the support of government at different level to uphold equity in the area of land allocation and accessibility in favour of women.

**KEYWORDS:** Discrimination, Ownership, Gender, Land, neighbourhoods, and Community

## **1.0 Introduction**

The fundamental source of wealth, social position, and power is land. It is the foundation for agricultural production, shelter, and economic activities, and nearly everyone relies on land for their livelihood, whether directly or indirectly. As a result, everyone should be offered fair and equitable opportunities without discrimination. Land in every part of the world is seen as a property which inter-links the economic, cultural, political, and legal dimensions of social life

(Budlender & Alma, 2011). Land tenure systems that recognize the interests of all people are critical in advancing social and economic equity. Issues around land tenure as its concern women are always ignored especially when it comes to access. Women are denied their land rights in practice, despite the fact that the law technically recognizes them. Women face several forms of discrimination, including gender, urban/rural, tribal, ethnic, religious, immigrant status, marital status, age, class, disability, sexuality, and other identities or markers. A responsible land administration entails the engagement of all people, especially grassroots women, and is more than just a set of laws, information, and proposals. Traditional institutions and customary tenure regimes are frequently criticized for containing discriminatory elements that jeopardize women's and other vulnerable members of society's enjoyment of fundamental human rights, particularly by perpetuating male dominance and control over land, limiting women's ability to acquire and keep land assets. As a result, components of traditional institutions and tenure arrangements that do not meet the norms of traditional rules are frequently prohibited. In Niger State, the majority of the population is still rural in nature, and the overwhelming majority of rural households do agricultural work. In view of these, this study assesses the causal factors of gender discrimination in customary land ownership and control in Minna, Niger State.

## **2.0 Literature Review**

The way land is owned and possessed in a given culture is known as the land system. It is an institutional framework within which decisions regarding land use are made, including the legal or customary system through which individuals, groups, or organizations gain access to economic and social possibilities (Udo, 2003). The laws and processes that regulate the rights and duties of individuals and groups in the acquisition, use, and management of land are also part of the land system. Denman (1978) stated that property rights are woven into the land systems of all cultures, regardless of culture or political belief. Total interests offer absolute ownership rights, allowing for the broadest range of private decisions on land use and maintenance. On the other hand, derivative interests are interests that have been derived or cut out of bigger or superior estates (Udo, 2003). Leaseholds, life interests, kola tenancies, mortgages, loaned interests, and pledges, among others, are of lower quality (Nwabueze, 1972).

### **2.1 Land Ownership in Nigeria**

In Nigeria, land ownership is divided into absolute and derived interests. The country's ownership structure of these interests has developed during three significant periods. These

periods are the pre-colonial, colonial and post-colonial periods. During the pre-colonial period in Nigeria, the most common land tenure system was customary land tenancy, in which land holdings were owned by villages, cities, communities, and households. Individuals were not considered to be the owners of land, but rather communities and families who held it in trust for all family members (Omuojine, 1999). Land belonged to the community or a large family during this time, of which many are dead, few are alive, and innumerable descendants are yet to be born. As a result, individuals did not have a fee simple absolute in possession interest since true property ownership or absolute interest was vested in the community. Individuals' derivative interests or rights in common land were referred to as derivative interests.

Under colonial administration, the land ownership structure in Nigeria was intended to fit the interests of British colonialists. The colonial rulers needed land to pursue their economic, social, and political agenda. The Treaty of Cession of Lagos to the British, signed in 1861, became the most important of all the colonial treaties with traditional leaders in Nigeria. To allow them to obtain and impart land titles for the purposes of trade and government, colonial authorities enacted laws and regulations controlling property ownership, land use, and development, among other things. The laws enacted by colonial administrators are the following: Land Proclamation Ordinance (1900), Land and Native Rights Act (1916), Niger Lands Transfer Act (1916), Public lands Acquisition Act (1917), Native lands Acquisition Act (1917), State Lands Act (1918), Town and Country planning Act (1947) and the Town and Country planning Ordinance of 1956.

Following independence of Nigeria, land ownership by individuals, families, and communities became the primary land tenure system in the Southern States of Nigeria, whereas land in the Northern States of Nigeria were considered state-owned under the terms of the Land Tenure Law of 1962. After Nigeria's independence, two major laws governing land ownership are the Land Tenure Law of Northern Nigeria of 1962 and the Land Use Act of 1978. The Land Use Act of 1978 was designed to nationalize land ownership in Nigeria and to promote effective governmental control over land use and development.

## **2.2 Customary Land Ownership and Gender Discrimination**

The consideration of existing statutory law of land does not exhibit any gender discrimination on land ownership, however, the real discrimination on land ownership exists in the customary system of land ownership. In Nigeria, less than 40% of the population are considered to live in rural areas and depend on subsistence agriculture (Kassim & Zin, 2011). Land is frequently the

most significant household asset for rural women and men in terms of sustaining agricultural productivity and ensuring food security and nutrition. Secure land tenure is highly connected with better levels of investment and production, according to evidence (Food and Agriculture organization of the United Nation, 2018).

Given this general understanding that women are more concentrated in rural areas, more dependent on land, and more likely to be poor, it is clear that land is a central issue and is key to advancing the rights and well-being of women in Africa. The informal slogan of the United Nations' Decade for Women (1975–85), for example, stated that “while women do two-thirds of the world's work, they receive 10 percent of the world's income and own 1 percent of the means of production. Although that slogan focuses on women's low rate of land ownership as the crux of the issue, gender theorists have recently been looking at the relation between women and land in more complex terms, considering the distinctions between access to, use of, and control over land (Food and Agriculture organization of the United Nation, 2018). Rural Sociologists, Jesse et al. (2003) opined that access to land as the ability to derive benefits from things including material objects, persons, institutions, and symbols, leads them to conceive of access as a bundle of powers” rather than necessarily a bundle of rights.

The distinction among access, use, and control is particularly important given the prevalence in Africa of customary land tenure systems, which often contain no equivalent to the Western concept of “ownership.” This distinction is much more than just an exercise in semantics. Although many poor rural women have access to land and use it, they are generally far less likely than men to have control over it and its products or to own it. In practical terms, as many of the research projects referred to later in this book will show, this lack of control places many women in highly insecure and precarious situations. Many women who have only conditional access to land may lose it when their husbands die; others may lose the right to use the land their livelihoods depend on if male family or community members believe they can profit by selling it. This is an especially significant threat to women in an era of rising land prices, increasing land scarcity, and rising competition to control this resource.

Land policies and reforms sometimes include elements that attempt to address gender issues explicitly, for example, gender equality clauses. Some land policies do not include such clauses, but nevertheless have different impacts on women and men and on different subgroups of women and men. In particular, policies that attempt to commercialize and privatize land, in the hope that this will promote investment and economic growth, can have negative

consequences on women's access to and control over land. Globally, findings show that women's land right when compare with men's are seriously disadvantaged. Food Agriculture Organisation report put it down that less than 15 percent of all landholders are women, the report stated further that only about 5 percent of women holds land in the Middle East and North Africa, and about 18 percent in the Latin America and the Caribbean, less than 20 percent in Honduras, (FAO, 2018). Therefore, it is necessary to assess the causal factors of gender discrimination with a view to examine the level of women's ownership, access and control of customary land in Minna.

### **3.0 Study Area**

Minna presently is widely disposed along the main spine road which separated the city into two (West and East), this road span from Chanchaga in the South to Maikunkele in the North, with distance about 20km. Also, in the West - East pattern, it spanned from Gidan-Kwano in the West to Maitumbi in the East, the distance which covers about 15km. The present spatial situation of Minna has shown that the city metropolis has grown to engulf the suburb settlements such as Bosso, Maitumbi, Dutsen Kura, Kpakungun, Shango and Chanchaga. Immediately to the north of rail tracks are higher -density quarters, Sabon-Gari, and the main markets (Max Lock Nigeria Limited, 1980). Minna is about 135km away from the Federal Capital Territory and 300km away from the Kaduna city (Max Lock, 1980). It is about 90km away from the ancient city of Bida, 100km from Suleja, and about 130km from Kotangora (Figure 1.4) (Max Lock Nigeria Limited, 1980).

Recently, the compositions of Minna traditional wards or neighborhoods were viewed in light of the twenty-five (25) political neighborhoods (Figure 1). The new pattern encompasses both the inner core and the peri-urban neighbourhoods. Primarily, this study shall focus on selected peri-urban neighbourhoods which are Barkin-sale, Dutsen-Kura, Shango, Sahuke-Kahuta, Fadikpe, Gbaganu, Tayi-village, Tundun-Fulani

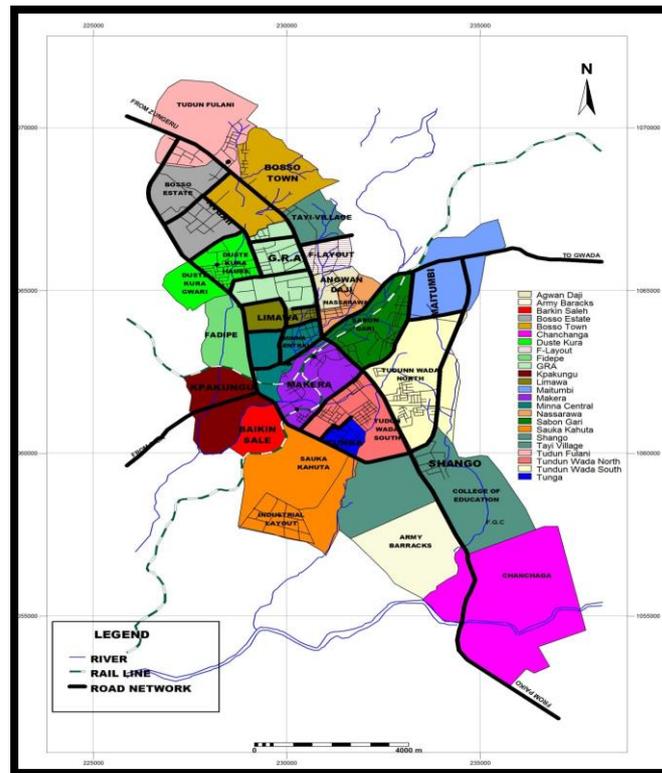


Figure 1: Map of Minna, showing the neighbourhood Demarcation

#### 4.0 Methodology

Both the primary and secondary data were used in this study. The secondary data was acquired through the aid of questionnaires from the respondents who are majorly adult women. The secondary data was based on the existing population of the area. The systematic random sampling technique was used in the process of collection of data for this study. A total of 398 respondents sampled cut across eight (8) selected peri-urban neighbourhoods. The data was analyzed using Statistical Package for Social Sciences (SPSS). Descriptive statistics such as frequency and percentages, Likert scale and Relative Importance Index were employed to examine the casual factors of Gender discrimination in customary land Ownership in the study area.

#### 5.0 Result and Discussion

##### 5.1 Marital Status and Occupational Structure of the Respondents

From the analysis with respect to the marital status and occupational structure of the respondents, the study indicated that 5.5% are single, 70.4% married, 9.5% divorced while only 14.6% are widow/widower. On the occupation structure, 27.1% are civil servants, 24.9% private trade/business, while 48% are farmers. The analysis implies that the majority of women

(70%) that are sampled in this study that have married are gainfully engaged with one vocation or the other. This, however, could be of influence on accessibility to land.

## 5.2 Landownership and Gender Accessibility to Land

Foremost, investigations on the status of individual that mostly make decision on land matter was conducted to form the basis for gender discrimination on land matter and land ownership.

**Table 1: Decision Taking on Land Matters**

<b>Persons</b>	<b>Frequency</b>		<b>Percentage</b>
Husband	201		50.5
Wife	65		16.3
Male Children	74		18.6
Female Children	58		14.6
<b>Total</b>	<b>398</b>		<b>100.0</b>

<b>Land Ownership</b>			
<b>Does your household own land?</b>	<b>Personal land ownership status</b>		<b>Total (Percentage)</b>
	<b>Yes</b>	<b>No</b>	
Yes	30	309	<b>339 (85.2%)</b>
No	21	38	<b>59 (14.8%)</b>
<b>Total (Percentage)</b>	<b>51 (12.8)</b>	<b>347 (87.2)</b>	<b>398 (100%)</b>

With respect to gender access to land and decision on land matters (Decision taking on land matter and ownership), Table 1 revealed the gender contribution, both the husband and the male child (75.1%) are more involves in taken decision on land issue compared to the women/female child of 24.9%. On any land personally owned by women, the results revealed that 85.2% of the respondents provided that their household own land while 14.8% provided that their household do not own land. Although, 87.2% of the respondents admitted not owning any personal land while 12.8% of the respondents provided that they own personal lands.

## 5.3 Land Acquisition, Registration and Female-Girl Land Ownership

This section focuses on the method of land acquisition and registration. Issue under consideration that has to do with methods of land purchase, inheritance, gift, leased/rental and communal use. For land registration, in the name of the person for land registration as regarding household land ownership and

**Table 2: Method of Household Land Acquisition**

<b>Methods</b>	<b>Frequency</b>	<b>Percentage</b>
Purchase	53	13.3
Inheritance	209	52.5
Gift	17	4.3
Leased/Rented	21	5.3
Communal Use	98	24.6
<b>Total</b>	<b>398</b>	<b>100.0</b>

<b>Land Registration</b>				
<b>Is the household registered?</b>	<b>Land registered name</b>			<b>Total (Percentage)</b>
	<b>Husband</b>	<b>Wife</b>	<b>Offspring</b>	
Yes	98	2	21	<b>121 (30.4%)</b>
No	-	-	-	<b>277 (69.6%)</b>
<b>Total (Percentage)</b>	<b>98 (24.6%)</b>	<b>2 (1%)</b>	<b>21 (5.3%)</b>	<b>398 (100%)</b>

<b>Level of Certain of Female Child Land Ownership through Inheritance</b>		
<b>Level of certainly</b>	<b>Frequency</b>	<b>Percentage</b>
Very Certain	36	9.0
Certain	71	17.8
Undecided	31	7.8
Uncertain	187	47.0
Very Uncertain	73	18.3
<b>Total</b>	<b>398</b>	<b>100.0</b>

According to Table 2, 13.3% acquired their land through purchase, 52.5% through inheritance, 4.3% was gifted, 5.3% through lease, while 24.6% through communal use. with regards to the name registered against the land. 30.4% of the respondents provided that their land is registered while 69.6% provided that their land is not registered. Also, 24.6% of the respondents provided their land is registered under the husband's name, 1% provided it is registered under the wife's name while 5.3% provided it is registered under their child's name. In Table 1, the level of certainty that portion of the family land transferred to female child during inheritance is considered. The Table shows that 9.0% provided that it is very certain, 17.8% provided that it is certain, 7.8% provided that it is neither certain nor uncertain, 47% provided that is it uncertain, while 18.3% provided that it is very uncertain.

#### **5.4 Gender Discrimination on Land Ownership**

This section exposed the level of discrimination on gender land ownership in Minna.

**Table 3: Level of Gender Discrimination in Land Ownership**

<b>Level</b>	<b>Frequency</b>	<b>Percentage</b>
Very High	89	22.4
High	164	41.2
Moderate	73	18.3
Low	45	11.3
Very Low	27	6.8
<b>Total</b>	<b>398</b>	<b>100.0</b>

Table 3 shows the responses provided on the level of gender discrimination in customary land tenure system in Minna. 22.4% responded that gender discrimination is very high, 41.2% responded that it is high, 18.3% responded that it is moderate, 11.3% responded that it is low, while 6.8% responded that it is very low.

### **5.5 Basic Factors influencing Gender Discrimination of Land Ownership.**

This section portrayed the information on the approval of tradition of women land ownership, assessment of human right on land ownership, level of satisfaction of women in land ownership decision making, the rate of ignorant of women on land ownership.

**Table 4: Tradition Permits Women Land Ownership**

<b>Response</b>	<b>Frequency</b>	<b>Percentage</b>
Yes	110	27.6
No	256	64.3
Maybe	32	8.1
<b>Total</b>	<b>398</b>	<b>100.0</b>

#### **Awareness of Women Land Right**

<b>Response</b>	<b>Frequency</b>	<b>Percentage</b>
Yes	92	23.1
No	238	59.8
Maybe	68	17.1
<b>Total</b>	<b>398</b>	<b>100.0</b>

#### **Level of Satisfaction with Women Representation in Decision Making**

<b>Methods</b>	<b>Frequency</b>	<b>Percentage</b>
Very Satisfied	21	5.3
Satisfied	56	14.1
Fair	73	18.3
Unsatisfied	190	47.7
Very Unsatisfied	58	14.6

<b>Total</b>	<b>398</b>	<b>100.0</b>
<b>Rate of Ignorance of Women Land Ownership</b>		
<b>Methods</b>	<b>Frequency</b>	<b>Percentage</b>
Very High	87	21.9
High	175	44.0
Moderate	43	10.8
Low	67	16.8
Very Low	26	6.5
<b>Total</b>	<b>398</b>	<b>100.0</b>

Table 4 illustrates the respondents' tradition with respect to permission of women land ownership in the study area. It can be observed from the table that 27.6% responded that their tradition permits women land ownership, 64.3% responded that their tradition does not permit women land ownership while 8% responded maybe. On the awareness of women's right to own land, 23.1% provided that they are aware of women land right, 59.8% provided that they are not aware while 17.1% provided that they may be aware. On the level of respondents' satisfaction with women representation in the decision-making process in communities in Minna, 5.3% responded that they are very satisfied with women representation, 14.1% responded that they are satisfied, 18.3% responded that their satisfaction level is fair, 47.7% responded that they are unsatisfied, while 14.6% responded that they are very unsatisfied. the responses rate of ignorance of customary ownership of land by women in Minna. 21.9% responded that there is a very high rate of ignorance, 44% responded that the rate is high, 10.8% responded that the rate is moderate, 16.8% responded that the rate is low, while 6.5% responded that the rate is very low.

## **5.6 Factors Influencing Gender Discrimination in Land Ownership**

The variables examined on the factors influencing discrimination of female girl in land ownership are as follows: religious sentiment against women, traditional/cultural practice against women, high level of illiteracy among women, ignorance of women on land rights, perception of women as temporal member of a community, lack of women representation in decision making, ineffectiveness of the land use act and poor financial/economic status of women.

**Table 5: Weighted Mean of Factors Influencing Gender Discrimination of Land Ownership**

Identified Factors	Causal	SA	A	U	D	SD	TOTAL	Weighted Mean	Interpretation
1. Religious sentiment against women		89 (445)	179 (716)	57 (171)	45 (90)	28 (27)	398 (1450)	3.64	Agree
2. Traditional/Cultural practice against women		97 (485)	186 (135)	45 (135)	51 (102)	19 (19)	398 (1485)	3.73	Agree
3. High level of illiteracy among women		59 (295)	205 (820)	74 (222)	43 (86)	17 (17)	398 (1440)	3.62	Agree
4. Ignorance of women on land rights		39 (195)	179 (716)	99 (297)	67 (134)	14 (14)	398 (1356)	3.41	Undecided
5. Perception of women as temporal member of a community		50 (250)	188 (752)	109 (327)	41 (82)	10 (10)	398 (1421)	3.57	Agree
6. Lack of women representation in decision making		67 (335)	158 (632)	108 (632)	41 (82)	24 (24)	398 (1397)	3.51	Agree
7. Ineffectiveness of the Land Use Act		45 (225)	101 (404)	134 (402)	87 (174)	31 (31)	398 (1236)	3.11	Undecided
8. Poor financial/economic status of women		78 (390)	167 (668)	59 (177)	67 (134)	27 (27)	398 (1396)	3.51	Agree

Where: SA = Strongly Agree; A = Agree; U = Undecided; D = Disagree; SD = Strongly Disagree

***Parameters for interpretation of weighted mean response.***

*4.50 – 5.00 = Strongly Agree*

*3.50 – 4.49 = Agree*

*2.50 – 3.49 = Undecided*

*1.50 – 2.49 = Disagree*

*1.00 – 1.49 = Strongly Disagree*

Table 5 shows the weighted mean of the responses provided on the level of agreement to the identified factors influencing gender discrimination in customary land tenure in Minna, Niger state. It can be observed that the respondents neither agree nor disagree that ignorance of women on land rights and ineffectiveness of the Land Use Act are causes of gender discrimination in customary land tenure in Minna. Although, the respondents agreed that religious sentiment against women traditional/cultural practice against women, high level of illiteracy among women, perception of women as temporal member of a community, Lack of

women representation in decision making and poor financial status of the women are causes of gender discrimination in customary land tenure in Minna.

### 5.7 Ranking of Causal Factors

With respect to the ranking of the causal factors influencing gender discrimination on land ownership, the eight (8) variables were assessed, and the rating presented in Table 6 below.

**Table 6: RII and Ranking of Factors influencing Gender Discrimination in Land Ownership**

Identified Causal Factors	N	Weighted Mean	RII	Rank
1. Traditional/Cultural practice against women	398	3.73	0.75	1 <sup>st</sup>
2. Religious sentiment against women	398	3.64	0.73	2 <sup>nd</sup>
3. High level of illiteracy among women	398	3.62	0.72	3 <sup>rd</sup>
4. Perception of women as temporal member of a community	398	3.57	0.71	4 <sup>th</sup>
5. Lack of women representation in decision making	398	3.51	0.70	5 <sup>th</sup>
6. Poor financial/economic status of women	398	3.51	0.70	5 <sup>th</sup>
7. Ignorance of women on land rights	398	3.41	0.68	7 <sup>th</sup>
8. Ineffectiveness of the Land Use Act	398	3.11	0.62	8 <sup>th</sup>

Table 6 shows that ranking of the identified causal factors of gender discrimination in customary land tenure in Minna. According to the table, traditional practice against women with a RII of 0.75 tops the list of causal factors of gender discrimination in customary land tenure in Minna. Religious sentiment against women ranks 2<sup>nd</sup> having a RII of 0.73. Ignorance of women on land rights and ineffectiveness of the Land Use Act rank least with RII of 0.68 and 0.62 respectively.

### 5.8 Economic Effect of Gender Discrimination in Customary Land Ownership

Issues examined on the effect of economic on gender discrimination are land productivity, land income collector and sharing, and land collateral.

**Table 7 Productive of Land**

Response	Frequency	Percentage
Yes	309	77.6
No	13	3.3
Somehow	76	19.1

<b>Total</b>	<b>398</b>			<b>100.0</b>
<b>Land Income Collector</b>				
<b>Does the land yield financial returns?</b>	<b>Collector</b>			<b>Total (Percentage)</b>
	<b>Husband</b>	<b>Wife</b>	<b>Offspring</b>	
Yes	288	51	28	<b>367 (92.7%)</b>
No	-	-	-	<b>31 (7.3%)</b>
<b>Total (Percentage)</b>	<b>288 (72.4%)</b>	<b>51 (12.8%)</b>	<b>28 (7.0%)</b>	<b>398 (100%)</b>
<b>Women Share from Land Income</b>				
<b>Response</b>	<b>Frequency</b>		<b>Percentage</b>	
Yes	95		23.9	
No	207		52.0	
Somehow	96		24.1	
<b>Total</b>	<b>398</b>		<b>100.0</b>	
<b>Women Ability to Use Land as Collateral</b>				
<b>Response</b>	<b>Frequency</b>		<b>Percentage</b>	
Yes	45		11.3	
No	279		70.1	
Somehow	74		18.6	
<b>Total</b>	<b>398</b>		<b>100.0</b>	
<b>Level of Income</b>				
<b>Methods</b>	<b>Frequency</b>		<b>Percentage</b>	
Below 10,000	67		16.8	
10,000 – 20,000	136		34.2	
20,000 – 30,000	87		21.9	
30,000 – 40,000	69		17.3	
Above 40,000	39		9.8	
<b>Total</b>	<b>398</b>		<b>100.0</b>	

Table 7 shows the responses on whether productive activity is conducted on household land. 77.6% provided that they carryout productive activity on the land, 3.3% provided that they do not while 19.1% provided that they may be conducted productive activity on the land somehow. On whom collects the income gotten from household, 92.7% of the respondents provided that their land yields financial returns while 7.3% provided that their land does not. Also, 72.4% of the respondents provided the husband is the one who collects the returns from the land, 12.8% provided that the wife collects the return while 7% provided the children collects the return.

The responses on whether women have share in income from land in customary land tenure in Minna. 23.9% provided have their share in the income, 52% provided that they do not have share while 24.1% provided that they have share in a way that is not direct. The responses on whether land can be used as collateral by women in the study area. 11.3% provided that they will be allowed to use the land as collateral, 70.2% provided that they will not be allowed while 18.6% provided that may be allowed in a way that is not direct. The level of monthly income of women in the study area. It can be seen from the table that 16.8% earn below 10,000, 34.2% earn from 10,000 to 20,000, 21.9% earn from 20,000 – 30,000, 17.3% earn from 30,000 – 40,000, while 9.8% earn above 40,000.

### 5.9 Impact of Gender Discrimination on Income

In this section, the level of impact of gender discrimination on income, impact of government in reducing discrimination and the reform implementation level of government are all discussed and presented.

**Table 8: Impact Level of Gender Discrimination on Ability to Get Income**

Methods	Frequency	Percentage
Very High	57	14.3
High	178	44.7
Moderate	87	21.9
Low	55	13.8
Very Low	21	5.3
<b>Total</b>	<b>398</b>	<b>100.0</b>

#### **Government Has Done Enough to Reduce Gender Discrimination**

Response	Frequency	Percentage
Yes	63	15.8
No	289	72.6
Maybe	46	11.6
<b>Total</b>	<b>398</b>	<b>100.0</b>

In Table 8 level to which gender discrimination has affected women’s ability to get income in the study area. 14.3% of the respondents provided that the level of impact is very high, 44.7% responded that the level is high, 21.9% responded that the level is moderate, 13.8% responded that the level is low, while 5.3% responded that the level is very low. The responses on whether government has done enough in mitigating gender discrimination in customary land tenure. 15.8% responded that government has done enough, 72.6% responded that government has not

done enough while 11.6% responded that government may have done enough. The level to which respondents rate the implementation of various land reforms by the government to mitigate gender discrimination customary land tenure. 7.8% of the respondents provided that the level of implantation is very high, 15.8% responded that the implementation level is high, 10.6% responded that the level is fair, 45.2% responded that the level is low, while 20.6% responded that the level is very low.

### 5.10 Effectiveness of Government Efforts

Effectiveness of government efforts and the inability of the government to implement land reform in favour women were expressed.

**Table 9: Level of Effectiveness of Government's Effort**

<b>Methods</b>	<b>Frequency</b>	<b>Percentage</b>
Very Effective	45	11.3
Effective	72	18.1
Fair	35	8.8
Ineffective	169	42.5
Very Ineffective	77	19.3
<b>Total</b>	<b>398</b>	<b>100.0</b>

<b>Inability of the Government to implement Land Reform to favour Women</b>		
<b>Response</b>	<b>Frequency</b>	<b>Percentage</b>
Yes	199	50.0
No	89	22.4
Maybe	110	27.6
<b>Total</b>	<b>398</b>	<b>100.0</b>

According to Table 9, the level of effectiveness of government's effort in mitigating gender discrimination in customary land tenure. 11.3% responded that the effectiveness level is very high, 18.1% responded that the effectiveness level is high, 8.8% responded that the effectiveness level is fair, 42.5% responded that the effectiveness level is low, while 19.3% responded that the level is very low. The responses on whether government's inability to make land registration mandatory affects gender equality in customary land tenure. 50% responded yes, 22.4% responded no while 27.6% responded may be.

### 5.11 Effectiveness of Land Reforms

Assessment of the effectiveness of land reform was based on the reform programmes such as introduction of Land Use Act, land registration, administration, and compensation.

**Table 29 Weighted Mean Response on Level of Effective of Government's Reform.**

Measures	VE	E	U	I	VI	TOTAL	Weighted Mean	Interpretation
Introduction of Land Use Act	54 (270)	79 (316)	85 (255)	101 (202)	79 (79)	398 (1122)	2.82	Undecided
Land registration	21 (105)	43 (172)	77 (231)	151 (302)	106 (106)	398 (916)	2.30	Ineffective
Land administration	31 (155)	68 (272)	79 (237)	89 (178)	131 (131)	398 (973)	2.44	Ineffective
Compensation	45 (225)	67 (268)	119 (357)	98 (196)	69 (69)	398 (1115)	2.80	Undecided

Where: VE = Very Effective; E = Effective; U = Undecided; I = Ineffective; VI = Very Ineffective

Parameters for interpretation of weighted mean response.

- 4.50 – 5.00 = Very Effective
- 3.50 – 4.49 = Effective
- 2.50 – 3.49 = Undecided
- 1.50 – 2.49 = Ineffective
- 1.00 – 1.49 = Very Ineffective

Table 10 reveals the weighted mean of the responses provided on the effectiveness of government reforms in mitigating gender discrimination in customary land tenure in Minna, Niger state. It can be observed that the respondents provided that introduction of Land Use Act and compensation are neither effective nor ineffective in tackling gender discrimination in customary land tenure in Minna. Although, the respondents provided that land administration and land registration are ineffective in mitigating gender discrimination in customary land tenure in Minna.

### 5.12 Land Reform Measures Ranking

The ranking of the four reform factors as examined were presented in this section of the result analysis.

**Table 11 RII and Ranking of Factors of Gender Discrimination Land Ownership**

<b>Identified Causal Factors</b>	<b>N</b>	<b>Weighted Mean</b>	<b>RII</b>	<b>Rank</b>
Introduction of Land Use Act	398	2.82	0.56	1 <sup>st</sup>
Compensation	398	2.80	0.56	1 <sup>st</sup>
Land administration	398	2.44	0.49	3 <sup>rd</sup>
Land registration	398	2.30	0.46	4 <sup>th</sup>

Table 11 shows that ranking of the effectiveness of the measures put in place by government in tackling gender discrimination in customary land tenure in Minna. According to the table, Introduction of Land Use Act and compensation with a RII of 0.56 ranks 1<sup>st</sup>. Land administration and land registration rank least with RII of 0.49 and 0.46 respectively.

## **6.0 Discussion of Results**

The results from the study showed that all the identified rural areas where communal land tenure is practiced were duly represented. Data showed that the percentage representation of each of the location falls between 10% - 15% which implies there is no extreme value in geographical representation. The biodata of the respondents showed that almost all the respondents (89.7%) are women. This is good for the study as the perception of women on gender discrimination was duly needed in order to draw valid conclusion for the study. The other relevant biodata showed that most (70.4%) of the respondents are married, majority (48%) are farmers and over 65% of the respondents have lower level of qualification (SSCE and FSLC) as their highest qualification. All these data are important to the study as they affect the level of gender discrimination and economic status of women in rural communities.

The study found that 85.2% of households own land in rural areas in Minna. Although only 12% of the woman own their personal land. This shows evidence of gender discrimination in land ownership in rural communities in Minna. The result also showed that majority of the land owned by households were inherited proving that there is case of gender discrimination in land transfer through inheritance in Minna. Land in rural communities in Minna are seen to be mostly unregistered as over 69% of the respondents provided their land is not registered. Although only 1% of the registered land was under the wife's name. The study found that majority of the decision on land are taken by the husband or male children, sidelining the wife and female children. Also, majority (65.3%) of the respondents provided that the likelihood

that the household land will be transferred to a female child is uncertain. The study also found that the level of gender discrimination in customary land ownership and control is 63.3% high.

The study found that majority (64.3%) of the traditions do not permit land ownership by women in the study area. Also, over 55% of the women are not aware of their right to own land. The study also found that there is an unsatisfactory level of representation of women in the decision-making committee across rural communities in Minna. Also, there is high rate (over 65%) of ignorance as to woman land right. All these downsides can increase the rate of gender discrimination in communal land tenure.

Several factors have been seen to cause gender discrimination in customary land tenure. The study identified these factors to include ignorance of women on land rights, ineffectiveness of the Land Use Act, religious sentiment against women, traditional/cultural practice against women, high level of illiteracy among women, perception of women as temporal member of a community, lack of women representation in decision making and poor financial status of the women. Respondents were asked to select the level to which they agree or disagree that these factors cause gender discrimination in customary land tenure in Minna. The responses were weighted using; strongly agree = 5, agree = 4, undecided = 3, disagree = 4 and strongly disagree = 1. The result showed that it is not certain that ignorance of women on land rights and ineffectiveness of the Land Use Act causes gender discrimination in customary land tenure in Minna. Though, the study found that religious sentiment against women, traditional/cultural practice against women, high level of illiteracy among women, perception of women as temporal member of a community, lack of women representation in decision making and poor financial status of the women causes' gender discrimination in land ownership in Minna. Result from analysis using RII showed that traditional practice against women and religious sentiments against women are the major causes of gender discrimination in customary land tenure in Minna. Measure should be put in place to correct those factors.

The study attempted to examine the economic effect of gender discrimination in customary land tenure on the women. It was discovered that majority of the land (92.7%) yield financial returns owning that some of the households carry out farming activities on the land. Although, only 12.8% of the women collects the income from the land. Aside collection of income, the study also discovered that majority of the women do not receive any share from the proceeds from the land. It was also found that over 70% of the women cannot be allowed to use the land as a collateral in obtaining loan in other to carry out a business or an investment that can fetch

returns. Majority of the respondents provided that gender discrimination have had high impact in their ability to get income. All these unpleasant result translates to women poverty. It is evident in the study as majority of the respondents earn below 30,000 monthly. There is need to address the issues on gender discrimination so as to ensure reduction of women poverty in the study area.

Over the years, government had attempted to respond to calls on land reform that can ensure reduction in gender discrimination in land ownership in rural communities. The study assessed some of these reforms. It was discovered that majority (72.8%) believed that government has not done enough in tackling gender discrimination in customary land tenure. Also, many believe there is low level of implementation and low level of effectiveness of the land reforms made by the government. About half of the respondents believe governments' inability to ensure land registration throughout the country has not helped in fighting gender discrimination. Several measures were identified and analyzed based on level of effectiveness. They include introduction of Land Use Act, compensation, land administration and land registration. Responses from the respondents were weighted using 5 = Very Effective, 4 = Effective, 3 = Undecided, 2 = Ineffective and 1 = Very Ineffective. Analysis from the study found that introduction of Land Use Act and compensation are neither effective nor ineffective in mitigating gender discrimination in customary land tenure in Minna. While land administration and land registration are considered to be ineffective in tackling gender discrimination in customary land tenure in Minna. There is need for more measure to be put in place and proper implementation of these measures

## **7.0 Conclusion and Recommendations**

This study has shown that there are cases of gender discrimination with regards to ownership of land and decision making on land matters in customary land tenure in Minna. The study identified the major causes in Minna to include religious sentiments and traditional practices which are against women. Also, the unfortunate situation has resulted to evidence of women poverty in Minna owning that only few women get share from land proceeds and the women cannot use land to get credit facilities that can help them go into business or investment. Conclusively, although government had been putting effort to mitigate gender discrimination, there is much to be done as there has not be evident improvement in the reduction of gender discrimination in customary land tenure. Therefore, this study supports the several calls on the government to as a matter of urgency implement the existing land reform document for better

land administration and governance. Also, State and local governments must establish policies targeted at economically empowering women by guaranteeing their land rights and providing equal economic possibilities. This will make available to them capital and other training on investment opportunities, entrepreneurial skills and good farm practices. Economic empowerment will then be a tool to equitable land market participation. It is also recommended that Land Administrators and appropriate Non-Governmental Organizations (NGOs) organize seminars and workshops for community chiefs, family heads, and elders to educate them on the importance of women's access to and ownership of land.

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