



Empowered lives. Resilient nations.

Empowering Women for Women (W4W): Access to Land for Sustainable Peace in Nepal

Final Evaluation Report

Submitted by:

Deepak Prakash Bhatt, PhD
Evaluator

October 2016

Kathmandu, Nepal

Table of Contents

Acknowledgement	3
List of Acronyms	4
Executive Summary	7
1. INTRODUCTION	10
2. AN OVERVIEW OF THE PROJECT	12
3. EVALUATION METHODS AND STRATEGIES	13
3.1. Data Collection	14
3.2. Data Analysis and Report Preparation.....	15
3.3. Quality Assurance Process.....	16
4. KEY FINDINGS PER EVALUATION CRITERIA	16
4.1 Relavance	16
4.1.1 Selection of Location, institutions and Beneficiaries	16
4.1.2 Document Produced.....	17
4.2 Effectiveness	17
4.2.1. Findings Related to Objective 1	17
4.2.2. Findings Related to Objective 2	21
4.2.3. Findings Related to Objective 3	26
4.3 Efficiency	28
4.4 Impacts	30
4.5 Sustainability	31
4.6 Gender	32
4.7 Conflict Sensitivity	33
5. LESSON LEARNED	35
6. CONCLUSION	36
7. RECOMMENDATIONS	39
8. Questionnaire	42

Acknowledgement

I would like to take this opportunity to acknowledge a number of individuals and institutions for their immense support during the final evaluation of Empowering Women for Women (W4W): Access to Land for Sustainable Peace in Nepal Project, jointly implemented by the International Organization for Migration (IOM), United Nations Development Programme (UNDP) and United Nations Human Settlement Programme (UN-Habitat). First and foremost, I would like to express my sincere gratitude to Mr. Jitendra Bohara and Ms. Dipina Sharma for the trust placed they have placed in me throughout the evaluation process. I'm also indebted to Mr. Ajay Das and Ms. Manorama Sunwar of UNDP and Mr. Rajaram Chatukali, Mr. Rabindra Tamrakar and Ms. Shristee Singh of UN-Habitat. Further, I'm thankful to all UNDP field staff, namely Ms. Indira Ale, Chitwan, Mr. Shiv Vishwakarma, Nepalgunj, Mr. Arjun Kumar and Mr. Dhana Tharu, Dhangadi, Mr. Krishna B. Jogi, Biratnagar. I would also like to thank MSLDF members in the regions. It would have not been possible to complete this evaluation without their willingness to share their insights regarding what they have observed and experienced during their involvements in the MSLDF. Furthermore, I am thankful to the political leaders and senior officers of the Ministries of the Government of Nepal.

Finally, I'm thankful to everyone whose name is not mentioned here but who has provided direct and indirect support during the evaluation process.

Sincerely,
Deepak Prakash Bhatt, PhD

September 2016

List of Acronyms

CAW:	Conflict Affected Women
CBO:	Community Based Organization
CSO:	Civil Society Organization
CSRC:	Community Self Reliance Center
CDO:	Chief District Officer
CPA:	Comprehensive Peace Accord
CPN (MC):	Communist Party of Nepal (Maoist Center)
CPN (UML):	Communist Party of Nepal (Unified Marxist Leninist)
CSLIP:	Catalytic Support to Land Issues Project
CSO:	Civil Society Organization
DAAC:	Development Assistance Committee
DDC:	District Development Committee
DLIS:	District Land Information System
DLRO:	District Land Revenue Office
DLRF:	District Land Rights Forum
DNH:	Do No Harm
DPAC:	District Project Advisory Committee
DWCO:	District Women and Children Office
FGD:	Focus Group Discussion
FNJ:	Federation of Nepalese Journalist
GBV:	Gender Based Violence
GEC:	Gender Evaluation Criteria
GESI:	Gender Equality and Social Inclusion
GPI2:	Gender Promotion Initiatives 2
IDI:	In-Depth Interviews
INGO:	International Non-Governmental Organization

IOM:	International Organization for Migration
IVR:	Identification, Verification and Registration
LDO:	Local Development Officer
LAO:	Land Administration Office
LFAF:	Land Governance Assessment Framework
LRIMS:	Land Resource Information Management System
MoLRM:	Ministry of Land Reform and Management
MoPR:	Ministry of Peace and Reconstruction
MoWCSW:	Ministry of Women Child and Social Welfare
MSLDF:	Multi-Stakeholder Land Dialogue Forum
NC:	Nepali Congress
NGO:	Non-Governmental Organization
NLRF:	National Land Rights Forum
OECD:	Organization for Economic Co-operation and Development
PE:	Parcel Editor
ProGResS:	Pro-poor Gender Responsive System
SAEx:	Spatial Application Extension
SOLA:	Solutions for Open Land Administration
STDM:	The Social Tenure Domain Model
TMLP:	Tarai Madhes Loktantrik Party
ToC:	Theory of Change
TOR:	Terms of Reference
UNDP:	United Nations Development Programme
UN-Habitat:	United Nations Human Settlement Programme
VDC:	Village Development Committee
VGGT:	Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security

WCF: Ward Citizen Forum

W4W: Women for Women

Executive Summary

An independent evaluation of the project Empowering Women for Women (W4W): Access to Land for Sustainable Peace in Nepal (W4W) was conducted during August and September 2016. W4W is a well-designed and well thought project, as it is based on the findings and gaps identified by the joint cooperation of the International Organization for Migration (IOM), the United Nations Development Programme (UNDP) and the United Nations Human Settlement Programme (UN-Habitat) “Catalytic Support on Land Issues Project” (CSLIP), implemented from March 2013 to December 2015. The W4W project is a 21 months project started in December 2014, and financed by the UN Peacebuilding Fund (UNPBF), a global UN multi-donor trust fund supported by over 50 international donors. Funding the W4W Project was part of UNPBF’s Gender Promotion Initiative and managed through the UN Peace Fund for Nepal (UNPFN). The Participating United Nations Organizations (PUNOs) worked 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 the outcome of influencing male and female policy makers to design gender-responsive land reform process and policies.

The W4W Project was designed in consultations with local communities, and on the basis of the lessons learnt during the implementation of the CSLIP. The selection of project locations was based on the recommendations provided by the district and local level stakeholders through surveys. Based on the information received from the survey, this project was implemented in those Village Development Committees (VDCs) where other NGOs’ and INGOs’ presence was limited. District level stakeholders interviewed in the field also verified appropriateness of the project location.

The overarching goal of the W4W project is to contribute to ensuring gender equality in land policy discussions and enable women to influence policy decision. Nepal faces a significant disproportion between female and male land tenure and ownership, where women are responsible for almost 61% of agricultural product yet only 20% of women own around 5% of land throughout Nepal. To overcome such a drastic disparity of land tenure and ownership, a collective initiative taken by District Land Rights Forum and Multi Stakeholder Land Dialogue Forum (MSLDF) was undertaken at regional level, showing an imperative impact on the overall land issues. During the process, the following partners were engaged: the Secretary of Village Development Committee, women leaders from all major political parties, activists, researchers and staff affiliated to prominent Community Based Organizations (CBOs). Such as the Community Self Reliance Center (CSRC), Nepal Mahila Ekta Samaj, Lumanti Support Group for Shelter, and National Land Rights Forum (NLRF) for planning and designing district and local level activities. Engaging such partners resulted in the identification and prioritization of land issues that were addressed by the W4W project.

By adopting a women-centric approach aimed at empowering women, and by involving a larger number of women, the W4W project has contributed to empower women at different levels, from national or policy making to regional, district and grass-root level. The project has been successful in understanding and internalizing their problems,

identifying reasonable solutions and addressing those challenges. The project was flexible enough to provide adequate space to landless and conflict affected women. W4W project has, therefore, been well received by the male and female policy makers to design gender friendly policies and tools. As a result of the project, political leaders are keener to develop a national plan for adoption and implementation of women friendly land use policy.

The W4W project has not only empowered women for land ownership but has attempted to address multidimensional issues such as land tenure and ownership, access to property, dignity, self reliance, economic support, social prestige and problems faced in the land governance system. Key activities of the project can be categorized into six different headings, namely, a) empowering women for land access and ownership b) microdynamics of land administration and conflicts, c) gender responsive land governance, d) land transaction service tools, e) sensitization and awareness creating on barriers to women's land and property access and ownership, and f) customization of land registration processes. All six components have more or less equal weight in the project. The incorporation of multiple interventions and multiple issues also contributed to the customization of pro-poor gender responsive land tools to support women land administration, land management and land governance. The project has encouraged both men and women to identify the most pressing socio-economic, political problems related to land and has helped them to develop an action plan to address these issues with their own efforts and initiatives.

A multitude of stakeholders working on land issues have now understood the value of secured rights of women on land and property and conflict sensitivity. They have now started to organize consultation meetings with diverse concerned groups for minimizing potential conflict related to land and property and to advocate for amendments of obsolete land related Acts. Initiatives to reduce and resolve these issues, sensitive to land conflict, will help Transitional Justice (TJ) mechanisms to complete their work. It will also help for adoption of legislations for effective implementation of land use policy. This project has advanced the prospects to help modify pro-poor gender responsive land tools, ProGresS and New SOLA, to support land administration, land management and land governance that can be used for advancement of agricultural productivity and economic development.

This evaluation has identified three major conditions that have made this project a successful and effective intervention. First and foremost, pro-activeness of project staff and women leaders played a crucial role to the success and effectiveness of the project. The project has given better results because collective efforts were made. Second, the project has been effective due to its flexible nature and due to the fact that it was able to modify project activities based on the needs of the local communities. This was predominantly crucial because the Madhesh unrest, following the promulgation of the Constitution in 2015, greatly affected the project activities and many of the activities were delayed for months. Finally, coordination and frequent interaction with national, regional, district and local level stakeholders were crucial for the success and effectiveness of each initiative taken at the local level. At the same time good

coordination and communication both between different levels of stakeholders and also among the three implementing agencies is one of the biggest strength of the project and it contributed to make the project activities more organized, disciplined and result oriented.

W4W project was also impacted by a number of external factors that were beyond the control of the project. The project had to deal with frequent transfers of government officials from Ministries, Land Revenue Office and Survey Office. The project staff handled the situation very well by engaging with a wide range of staff in the agencies, which allowed them to continue the project activities according to their plans. In addition, the political protest in Madhesh that started in early September 2015 continued for more than five months was another challenge for the smooth operation of project activities. During this period, the implementing partners had to halt or reorient the project activities as it was not wise to leave out Madhesh based parties from the training and other activities as they were valuable advocates of women's land rights. As the political situation improved, a revised work plan was prepared and some of the activities were modified from its initial plan.

This project is also exemplary in terms of its beneficiaries. During the adoption of the Gender Evaluation Criteria (GEC) approach, it has worked with landless, conflict affected women, socially marginalized groups, and potential conflicting groups. These are the groups who are in need of special attention from the Government and non-governmental agencies.

The project has significantly contributed to the peacebuilding processes of Nepal and to the formulation of inclusive and gender responsive land policies. The women who were directly involved in the project activities have now started to voice their concerns, and influence policy-making and policy implementing process.

1. INTRODUCTION

The state of Nepal remains in fragility as highlighted in the policy documents of the major donors of the country (UNDP, 2015; World Bank, 2013), and the index of fragility prepared by the UN Fund for Peace (2015) further substantiates the claims. The earthquake that hit Nepal on April 25, 2015 has further exposed the level of fragility in which the government has substantially failed to address the needs of the victims of the natural calamity. Bailing out a state out of fragility and moving towards stability to ensure better protection of rights of the citizens is a process of state-building. In addition to a couple of reports commissioned by the donors, some Nepali and foreign scholars have explored the question of state-building in the process of writing of a new constitution after the election of the Constituent Assembly in 2008. The Comprehensive Peace Agreement was signed in 2006, which ended a decade-long conflict in Nepal. The final formal component of this process was the promulgation of a new constitution, which occurred in September 2015.

A country that has experienced an insurgency or conflict or people's war is considerably more likely to undergo subsequent recurrences of violence. Uppasala Conflict Data Program (UCDP) and Peace Research Institute Oslo (PRIO) findings came up with 'Armed Conflict Dataset-2015'; which revealed that 57 percent of all countries that experienced a conflict in between 1945 to 2015, faced at least one or more conflicts soon after. Nepalese society has already faced such waves of conflict, which has hindered the development of women and deprived communities from development. Gender inequality is seen as a global phenomenon; and the Government of Nepal has achieved considerable progress in terms of women's rights and empowerment over the last couple of years. In line with United Nations Security Council Resolutions 1325 and 1820, it has initiated a substantial number of legal reforms. Nepal has also become a signatory to a number of international instruments, including ratifying the UN Convention on Elimination of all forms of Discrimination Against Women (CEDAW) (Subedi, 2009).

Land has been one of the primary sources of wealth, social status and power in the Nepalese society. Lack of access to land is linked with exclusion. It has also always been one of the major causes of power and armed conflict in Nepal. There are various forms of feudal land tenures such as, *Birta*, *Jagir* and *Rakam* land. These tenures have created various systems such as *Haliya*, *Kamaiya*, *Haruwa* and *Charuwa* as well as *Balighare*, *Khalo* and *Khan Partha* (Regmi, 1976). All these forms have provided considerable power to land owning elites at micro level, whowere all men. Since the promulgation of Muluki Ain (Civil Code) (1854), the first constitution, women were not given any kind of property rights and right to inheritance. Land ownership to women is more important to provide legal basis to enhance their social status, psychological wellbeing and facilitate access to other means of production and livelihood options. Involvement of male and female in policy making and implementation of gender-responsive process for land reform and policies can help to reduce possible different forms of exclusion and conflict.

The overarching goal of the W4W project is to involve male and female policy makers design gender responsive land reform process and policies. The project wants to contribute to ensuring gender equality in land policy discussions and enable women to

influence policy decision. In the case of Nepal, centralized state system, mechanisms, processes, attitude and practices of state and non-state actors that exclude women and disadvantaged people from political and economic decision making processes, access to basic means of livelihoods and social security (Byrne, 2005). In Nepal, women are seen as the victims of different forms of socio-political culture and social exclusion. According to National Census of 2011, 83% of the country's population resides in the rural sector and about 75% women and 67% men are engaged in agricultural activities for livelihood. Nepal faces significant disproportionate of land tenure and ownership between men and women where women are responsible for almost 61% of agricultural product yet only in round 20% of total households in Nepal, women have ownership over either land or property or both.

The project, W4W, intends to explore how land can contribute to peacebuilding and ensure that a state in post-conflict context is gender responsive and takes into consideration the needs and concerns of women during discussion and promulgation of land reform policies in the future. Further-on, it intended to understand and reduce the cause of conflict, strengthen existing mechanisms, and enhance women's access to land and property, women's tenure security and livelihood programs and psychological support to reduce cause of conflict. As mentioned in Evaluation Methods and Strategies, because of the short length of the project and given the scope of the evaluation assignment, the evaluator mainly focused on identifying changes at *personal*, *relational*, *structural*, and *cultural* levels that have been achieved through this project and the impact of those changes in the female and male policy makers, implementers and local level. There has been limited focus on identifying *structural* and *cultural* changes achieved through this project. However, it is believed that social and gender inequalities also drive conflict towards fundamental questions of how to provide equal access to land in a way that prioritize the needs of women and landless. It is believed that while addressing land issues, more inclusive land policy introducing women empowerment and rights to women over land and property, will help conflict prevention, establish peace and development. IOM, UNDP and UN-Habitat shaped the W4W project in three strategic objectives:

- **To ascertain** – *the relevance, effectiveness, efficiency, impact, sustainability, gender equality and inclusion and conflict sensitivity of the project based on evidence and the results framework including evaluation of the qualitative and quantitative indicators.*
- **Document and analyze** – *the lessons learned and good practices of the project, especially on the issues of developing and executing a joint project, mainstreaming conflict sensitivity, gender and social inclusion, among others.*
- **Recommend** – *provide actor specific, well targeted recommendations on how the project's contribution to the peace process could be strengthened or any unintended negative consequences be mitigated. Include one or two concrete stories or examples of success and failure.*

The project W4W is a product of the process of putting women at the center of equal access to land and security of tenure for peacebuilding. A fundamental focus of the IOM,

UNDP and UN-Habitat seems that it encourages reducing the prevalence of contentious and complexity of land issues. Many institutions at many level, non-government organizations, government, regional and international organizations, have to look not just at the national level but also at the bottom up elements and processes while pursuing the task of peacebuilding. This is of particular importance to Nepal's context considering that there has been no election of local bodies for the last years and the presence of government at the local level is instrumental to carry on the task of statebuilding. The problems in the contemporary world, be that of security, inclusion, violence and poverty, are so complex that they are not within the reach and capacity of one single actor to solve (Sandole, 2010). Building a resilient state requires support from and interactions between multiple of actors, both national and international (Sisk, 2013). IOM, UNDP and UN-Habitat together with lead partners Ministry of Land Reform and Management (MoLRM), Ministry of Peace and Reconstruction (MoPR), and, Ministry of Women and Children and Social Welfare (MoWCSW), Community Self-Reliance Center (CSRC), Lumanti Support Group for Shelter, Land Rights Forum (LRF), and Nepal Mahila Ekta Samaj have done great effort involving political and social actors. Therefore, the concepts and processes of Peacebuilding are becoming increasingly inter-linked to empowering women for women This project has adopted an integrated approach that highly contributed to increase the chance of access to land and property and the building of peace and stability.

2. AN OVERVIEW OF THE PROJECT

The main objective of this project is to spread practices that help decreasing small to big disputes over land, which resulted articulated due to the ongoing political transition and well rooted social differences. A collective initiation was taken by the IOM, UNDP and UN-Habitat with District Land Rights Forum (DLRF), Community Self-Reliance Center (CSRC), Lumanti Support Group for Shelter, and Nepal Mahila Ekta Samaj, Inter-Party Women Alliance (IPWA) at district level and Multi-Stakeholder Land Dialogue Forum (MSLDF) at regional level, and high level ministerial officers from Ministry of Land Reform and Management (MoLRM), Ministry of Peace and Reconstruction (MoPR), and, Ministry of Women and Children and Social Welfare (MoWCSW). Senior leaders and parliamentarians of major political parties showed an imperative impact in overall land issues.

The MSLDF formed by the project at the regional level and other organizations such as NLRF, CSRC and IPWA along with Lumanti Support Group for Shelter, and Nepal Mahila Ekta Samaj are always active about women's land rights. The formation of MSLDF continuously involved to engaging local authorities like; Survey Officers, Land Revenue Officers, Land Management Office representatives, political leaders and civil society members, female health volunteers at district level activities. These organizations and networks were active to prepare their strategy and action of plan before starting activities or to involve in particular incident.

This project has adopted a top down approach. It consists of an overview of the government system, divided into sub-systems such as national, regional and local actors participating in decision-making. Also, the participation of the middle rank political party leaders, especially those who have served in High Level Land Reform Commission and others, researchers, policy makers, land rights activists, campaigners, has extended the scope in identifying their needs through their active participation and helped throughout implementation and accomplishment of the activities and stocktaking and learning for the future. W4W can be seen as an eye opener project in access and right to land for women due to several discussions at every level about not only land reform and transformation but also from a gender perspective.

3. EVALUATION METHODS AND STRATEGIES

The overarching goal of this evaluation is to assess the impact of ‘Empowering Women for Women (W4W): Access to Land for Sustainable Peace in Nepal’ project against its objectives and analyze the sustainability of the results. As it was seen in the past through ‘Catalytic Support on Land Issues’, discussions and policy-making processes at national level are exclusive and therefore can’t support sustainable peacebuilding and resilience objectives, which were mentioned in the Interim Constitution 2007 and Comprehensive Peace Accord (CPA), for the post-conflict transitional state of Nepal. Likewise, this evaluation is focused on providing strategic recommendations to the International Organization for Migration (IOM), the United Nations Development Programme (UNDP) and the United Nations Human Settlement Programme (UN-Habitat), as well as implementing partners, and donors, such as the UN Peace Building Fund (UNPBF) managed through UN Peace Fund for Nepal (UNPFN), for obtaining better results while implementing similar kind of projects or while following up this project in the future. In sum, this evaluation has adopted a two-pronged approach while the first part will be focused on assessing the results of the project and durability of the results, the second part of this assignment will be focused on providing strategic recommendations for future programming.

The Framework of Analysis of this evaluation has been drawn from the reflective peacebuilding practice model. Thus, the evaluator has looked at W4W project’s impact on the local communities at *personal*, *relational*, *cultural* and *structural* levels. The personal impact of the project explains how the project has contributed to bring changes in the attitude and behavior of locals about land related issues, and how such changes have been reflected into practice. The relational impact explains how the project contributed to bring changes in communication patterns, cooperation, policy-making and concerned offices in the project districts and subsequent impacts of those changes. The structural impact explains whether the project contributed to bring some positive changes in social conditions, procedural patterns, and institutional patterns before the start of the project and create a new environment to practice the new learning from the project. Moreover, the cultural impact explains whether the project produced any extraordinary result that has been established as a *culture* in the community. Evaluator has focused to see the four levels of changes which has assisted to better understand the impact of the

project, articulate those impacts in a logical and coherent manner and came with strategic recommendations for future project design and programming.

With the given scope of the evaluation, the evaluator has mainly paid its attention towards identifying *personal* and *relational* changes achieved through the project and the impact of those changes in the policy makers, campaigners, rights activists and land administration. The evaluator limited its focus on identifying structural and cultural changes achieved through this project because only long-term interventions are useful to observe such changes in the intervened areas and used specific field research questionnaires for identifying four levels of changes. Advice from the IOM, UNDP and UN-Habitat has also been looked for designing the set of interview questionnaire.

The evaluation determined the *relevance*, fulfillment of *objectives*, *efficiency*, *effectiveness*, *impact*, *sustainability*, *gender equality* and *conflict sensitivity*, following the guidelines of the Organization for Economic Co-operation and Development (OECD) and Development Assistance Committee (DAC) evaluation criteria. Along with key Framework of Analysis, the evaluator has paid sincere attention towards meeting the other evaluation objectives of the International Organization for Migration (IOM), United Nations Development Programme (UNDP) and United Nations Human Settlement Programme (UN-Habitat). Specifically, following evaluation criteria has been met while undertaking this assignment;

- Changes that have taken place as a result of the project's work and the significance of those changes both in the long and short term (Referring to International Organization for Migration (IOM), United Nations Development Programme (UNDP) and United Nations Human Settlement Programme (UN-Habitat)'s mode of evaluation).
- The extent to which some of the local-level changes engendered by the project may have a wider impact if scaled-up or sustained.
- Any unintended changes (positive and negative) that may have resulted from the project.
- Appropriateness of project based on the standard evaluation of OECD/DAC 'objectives of the programme still valid' approach.
- Appropriateness of the project implementation process and assumptions.

3.1. Data Collection

For the purpose of the evaluation, interactions at five regions and three districts were chosen for the data collection, to represent geographical diversity and to receive varied respondents. In order to collect information about changes and impacts of the W4W project, the evaluation combined both strategic desk study and qualitative field research methods. Qualitative field research method was used during the evaluation e.g, Focus Group Discussions (FGDs), In-Depth Interviews (IDIs) and Participant/Situation Observation. The desk study has reviewed and analyzed various reports published by IOM, UNDP and UN-Habitat. Some of the reviewed documents were study reports,

outcome, event reports, monthly reports, Do No Harm Workshop Report, project context analysis report; quarterly, semi-annual and annual reports; legislature provisions regulating women's access and ownership of land and property in Nepal, district assessments, success stories, training manuals, user manuals, strategic documents, draft reports of training on Pro-poor Gender Responsive System (ProGResS), Customization of Land Registration Processes to Support Gender Responsive Land Governance, Solutions for Open Land Administration (SOLA), the Gender Evaluation Criteria (GEC), Policy Brief by COLARP, and project documents prepared and published by IOM, UNDP and UN-Habitat and partners.

For the primary data collection, the evaluator drafted a semi-structured questionnaire. The questionnaire was in line with evaluation objectives and evaluation criteria specified in the Terms of Reference (ToR). Additionally, FGD Guideline was prepared for FGDs to be conducted at the regional levels.

For the purpose of this evaluation, altogether 57 (male 29 and female 28) in-depth interviews, some in group of 5 to 7 or individual, were conducted at the central, regional, district, and VDC level. There were seven in-depth interviews at the central level, where three interviews were conducted with W4W project teams from IOM, UNDP and UN-Habitat. Other six interviews were conducted separately with three MoLRM senior officers, 2 Joint Secretary and 1 Under Secretary; 1 Joint Secretary and 1 Under Secretary from MoPR, and 1 Joint Secretary from MoWCSW. Likewise 4 party leaders, 3 parliamentarians, and 2 CSRC campaigners were conducted. Moreover, four in-depth group interviews were conducted in four regions (altogether 31 in-depth interviews in 4 regions). Interviews at the district level were conducted with VDC secretary, Forest Officer, Land Revenue officers, Land Dialogue Forum, District Women and Children Office representatives, Local Peace Committee people, District Land Rights Forum (DLRF), Survey Officers, civil society leaders and other project beneficiaries. 4 FGDs (one in each of the four regions) has been carried out to gather necessary information. Among the total FGD participants, there were 12 male and 14 female altogether.

3.2. Data Analysis and Report Preparation

Information gathered through the evaluation study was analyzed through a comparative analysis as well as interpretative approach. Information gathered was utilized to draw appropriate conclusions, strategies and evidence-based recommendations.

After the data collection from the field, gathered data was triangulated and analyzed using largely qualitative data analysis techniques. The qualitative data was entered into data entry formats, coded for common themes, triangulated and finally analyzed to summarize the findings. All these findings were then used in formulating the conclusion and recommendations while preparing the report. In order to ensure the correctness of collected data from the field, Daily Interpretive Analysis (DIA) based on The Interpretive Analysis Model,¹ of each interview as well as FGDs was prepared. This was highly beneficial to analyze information received from different project districts.

¹ Interpretive Development Program, Professional Standards for Learning and Performance, National Park Service, U.S. Department of the Interior, Stephen T Mather Training Center.

3.3. Quality Assurance Process

Various quality assurance mechanisms were adopted throughout the evaluation design, data collection, data analysis, and report writing process. Among them, data validation and triangulation was an important aspect of quality assurance process. The data was triangulated through interacting with diverse range of target beneficiaries during the data collection from the field.

4. KEY FINDINGS PER EVALUATION CRITERIA

The key qualitative and quantitative findings of this evaluation study are presented here under three broader objectives of the W4W project as specified in the ToR. Quantitative results presented here are based on the data obtained through IOM, UNDP and UN-Habitat, whereas the qualitative results are based on the data gathered from the field.

4.1. Relevance

During the fieldwork of evaluation, respondents expressed the idea that one of main reasons of ten years armed conflict is poor land management system. Land related conflict mostly arises from lack of appropriate information, data and records, political, religious, and social system has also created some problems, politicians and government officials also stressed the need of proper policies, laws and acts. Moreover, women are always excluded from access to land. Land right for women is a new issue in the area of sensitization of the Nepalese society. The Government of Nepal and major political parties have expressed commitment for land reform in CPA, through the Interim Constitution of Nepal 2007 and The Constitution of Nepal 2015, but in reality land reform and equal ownership on land remains far from implementation. In the context of the Theory of Change (ToC), the project was envisaged in a right time with the belief that addressing land related issues need a multi-dimensional approach to deal with policy-makers, implementers and major stakeholders. So the project seems highly relevant at local, regional and national level to ongoing peacebuilding process.

4.1.1. Selection of Location, Institutions and Beneficiaries:

The election of the project districts is motivated by the following reasons. First, these districts and VDCs have been covered by CSLIP in the past. Second, all the three VDCs are growing in terms of population and consists of heterogeneous communities. This evaluation study, in fact, identified that the W4W project has worked with various groups such as political leaders, human rights defenders, and land rights activists, advocates and journalists who are either involved in influencing policy-makers and policy implementers; or have the potential to solve the problems and issues related to land. On the other hand, this project has also worked with various groups such as single women, conflict affected women, landless people, group or their networks who are either known as the victims of state land policy or have no power to influence decisions, but have the

potential to accelerate conflict. Involvement of political leaders from all major parties including Madhesh based parties was also appreciated for their aversion to land reform, by them described as distribution of Madhesh land to hill migrants. The project is also significant relevant as it reflects outcome 9 of the United Nations Development Assistance Framework (UNDAF) for Nepal, 2013-2017, which states that ‘National actors and institutions have managed conflict risk and are progressively consolidating the peace’.

4.1.2. Documents Produced:

Several documents were produced and disseminated among a multitude of stakeholders including ministerial officials, political leaders, MSLDF, activists, local, district and regional level government officials of concerned offices, researchers and campaigners. About 20 reports, infographics, documents and training manuals have been produced by IOM, UNDP and UN-Habitat are the strength of the project and that the documents are relevant to land conflict and land conflict resolution, women’s land tenure and ownership, and policies at present. Senior officials of all three concerned ministries, MSLDF members, researchers at COLARP and CSRC are aware about publication and importance. These productions will help to reduce conflict because post-conflict societies are concerned with promotion of nonviolent methods of conflict resolution with wider awareness and participation. Adoption of capacity building, collaborative and conflict sensitive approaches, Gender Equality and Social Inclusion (GESI) and Gender Evaluation Criteria (GEC) approaches in W4W project and their effective execution during the implementation phase seems appropriate to aware and sensitize political, social, government at all level. People interviewed in Kathmandu, regional and district level confirmed that publication of important document which highlights international case studies and national legislative provision, microdynamics of land conflict and land conflict resolution; barriers to women’s land and property access and ownership are found informative. Public Service Announcements (PSA) broadcasted through national media timely spread concepts of changed ancestral land and property rights.

4.2. Effectiveness

4.2.1. Findings Related to Objective 1

Policy-makers (males and females) feel confident and committed to implement gender-responsive land reform policies

With an assessment of qualitative and quantitative performance measures of the project, the evaluator found that the first outcome of the W4W project has been achieved to a large extent. It has been found that this project has been successful in bringing together male and female from various sections of Nepalese society and from major political

parties, network organizations, civil society, campaigners, land rights forum and activists. At the same time, the project brought together the senior officials from the Ministry of Land Reform and Management (MoLRM), the Ministry of Peace and Reconstruction (MoPR) and the Ministry of Women and Children and Social Welfare (MoWCSW) at the national level and Land Revenue Office, Survey Office and Local Peace Committee at the district level. Likewise, W4W project has reached a greater number of female political leaders, civil society activists at national, regional, district to local level. While analyzing the data related to participants in the seminars, workshops, trainings, and MSLDF, it has been found that female beneficiaries of the project are large in number. Gender Evaluation Criteria (GEC) approach of the project may have played a significant role towards increasing women’s participation in various project activities.

Whereas the assessing the qualitative data, it has been found that this project has been successful in bringing together people form various socio-economic, caste, gender, and ethnic groups together with the formation of MSLDF. Data shows that a very good number of landless and women were engaged during project activities i.e. trainings and seminars. Likewise, the project has reached a good number of the female population in all the three project districts. While analyzing the data, it has also been found that the female beneficiaries of the project were 53 per cent among the total reached population. Moreover, GEC approach has helped to hold consultations about the needs, gaps and weaknesses of women leader. W4W evaluation data further indicates that composition of male and female from the political parties, civil society and different network groups are given emphasis to participate in project activities.

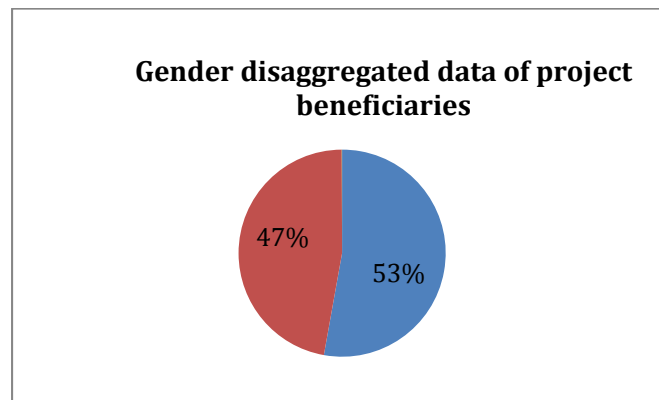


Figure 1: Female 53% and Male 47%

Findings related to Objective 1.1: Enhanced skills of women leaders at the district level to advocate on land issues

Based on the analysis of qualitative and quantitative data from the field, the following key findings show how the project contributed to enhance the knowledge of women leaders thought consultations, trainings, surveys and info graphics on land rights. It has helped to reduce women’s barriers for access to land. Promotion of joint land certificate

is highly increasing and this shows that there is rise of mutual understanding and appreciation of grievances of women;

Reflection of Land-Power-Identity Approach: The W4W project is a true example of land-power-identity approach, where the main efforts being exert on women are to unchain themselves from oppression, campaign to have land ownership. They believe that having land property command will change their life standard and social status. In addition, it also contributes to psychological empowerment. Women must take policy-making and key decision-making roles in identifying the issues of their concerns and in the selection of the priorities to be pursued. In the W4W project, female participation is not only limited to their involvement in identifying their needs, but also extended throughout the implementation, contribution, and accomplishment of the activities and stocktaking and learning for the future. The issue of land governance- transferring land ownership and tenure security is also practiced during project implementation period. Likewise, this project has also enhanced the capacity of employees of the Land Revenue Office, Land Management Office and Land Survey Office.

- The target group composition also seems appropriate from a Global Land Tool Network (GLTN), all tools designed under this network are from a participatory process and their key strengths are in their pro-poor and gender-inclusiveness, and GEC point of view, and as described in the quantitative performance of the project. There is an encouraging involvement of individuals from socially and politically excluded groups in various project initiatives. The project is also successful in mobilizing and extracting the usefulness of different groups through various means. For example, members of MSLDF have acquired a good recognition at district level among all the stakeholders because they raised the issues of women's rights to land and property. This issue was completely ignored from every perspective in the past. It has further shown the capacity to handle gender responsive land governance issues not only at national or district level but also at local level. Regular participants of workshops, trainings and seminars came in the forefront identifying the local issues with other network groups working on the field of women rights.

“I was one of the participants of a workshop organized by UNDP, IOM and UN-Habitat in Surkhet. Coincidentally, I was buying a plot of land during one of the workshops and I informed the organizers that I would be away for a few hours to be at the Land Revenue Office. Before leaving the training hall, they shared the information that a single woman is entitled for 35% rebate for land ownership registration. But when I mention about this provision to the concerned official at the Land Revenue Office, surprisingly, he was not familiar with this provision and after my strong argument he checked the latest “Financial Bill” and then only he was convinced to provide me 35% reduction in land registration” –

Shital Singh Rathor, Single woman, Chairwoman, Women for Human Rights (WHR) Surkhet.

- **Innovative Interventions for Empowering Women and Increase Mutual Understanding:** Among the various project activities, the evaluator has identified three different project activities, namely, *training of women leaders, developing their negotiation skills and analysis of landless and conflict affected women's condition* as innovative interventions, useful for increasing the understanding of gender-responsive land policies and increasing communities-institutions mutual understanding.

“Initially the officials at LRO and SO had attitudinal problems and they were not encouraging the joint land certificate provision. The project involved these officials in several round of workshops which helped them to change their perception towards Joint Land Ownership. Now they welcome us at their office and listen to us when we speak and they are more helpful when we visit them. People come to us with their several problems and we help them bringing them to LRO or SO or LaRMO – Geeta Shiva, Member, National Land Right's Forum, Belbari, Morang.

- **Working with Appropriate Individuals and Institutions:** This project is a good example of conglomeration of many organizations coordinated to contribute to achieve a common goal. In all the three districts coordinated organizations were very active and supportive towards the W4W activities and they have been involved since the very beginning of the project. In this project, meaningful participation of District Women and Children Office, Forest Office, Conveyancer's Association, Land Reform Office, Survey Office came in forefront identifying the local issues together with District Land Rights Forum, CSRC, and Inter-Party Women Alliance. This shows the commitments and dedications to support W4W activities:

“We work together with Community Forest Development Program and where GLTN, a pro poor land information tool and Social Tenure Domain Model (STDM) can be a good example because political parties, different concerned ministries and local users and consumers work together. Now, I feel the training I received during these programs conducted by UNDP, IOM and UN-Habitat are working here. I think we can work better now because forest and land are not away and separate” – Dipak Lamichane, Forest Officer, Nawalparasi.

- **Contribution to Mentor Female Leadership from Landless Community:** Linking *Majhi, Mushar and Bote*² communities is another innovative practice adopted by this project, through which land rights activists gather to generate common understanding and resolve land issue with direct participation of landless groups. For this purpose, *Majhi, Mushar, Bote Kalyankari Santha* (MMBKS), Women Rights Forum, Indreni Community Development Forum (ICDF) and District Land Rights Forum in Nawalparasi, participated in trainings and workshops, as they are active to raise the issue of unjust system of land distribution and management,. These events helped them to understand the impact of holding joint land certificate and women’s access to land on women’s life:

“I participated in 11 days long padyatra- walking along with 200 women from 54 districts in the past which opened my eyes about land issues. But we used to talk about landless only and not about male and female joint land certificate and women’s access to land tenure and ownership. Land ownership opens avenues to education, health and prosperity” – Manrupa Kumal, Chairperson, Land Rights Forum, Nawalparasi

Findings related to Objective 1.2: Enhanced understanding of male policy-makers for gender-responsive land reform policies

The following surveys and field consultations represent the perspectives and willingness among the male policy makers about the inclusiveness of women in land discussions. The organized trainings, seminars and workshops have encouraged government officials and parliamentarians to promote inclusive and gender responsive approaches while developing land policies

This objective of the W4W project has also been fulfilled to a large extent as it has supported male policy-makers in identifying the incompatible legal provisions and ways to address them. It has sensitized leaders including political actors, government officials and civil society leaders, on land issues and encouraged them to embark on national land reform.

“There is now a better understating about land issues. For instance, political leaders, even in Madhesh, have now started looking at land issues from political, socio-economic and cultural dimensions. I can say this change has resulted from the dialogues, workshops and trainings conducted by the project. The MoLRM (with coordination with other concerned Ministries) is moving forward regarding the preparation and presentation of the National Land Use Bill, which would definitely contribute to embark on the national land reform. However, these change

² Landless fishing communities living in the Plains of Nepal.

cannot be solely attributed to the project” – Binay Dhwoj Chand, Leader, Nepali Congress, regular participant of dialogue process.

In the Nepalese society, the majority of rural women are engaged in agricultural productivity. But when it comes to legal ownership of land, they are too marginal. Their work is not recognized as farmer because they don't have land ownership or land certificate and they are treated as home workers. Globalization has resulted in labour rural and urban migration of men to several countries, from Malaysia to Gulf countries, after 1990. This process has changed the dynamics of women's life at village and urban areas.

“Due to labour migration, number of women headed households is increasing. This also means added responsibilities for women who are left behind to take care of their family, in absence of a male member. Women are willing to take loan from bank, cooperatives and micro finance institutions but land ownership is big problem, as most of them do not have a land ownership certificate. I support the project activities that have contributed to change the attitude of people and to promote women's rights to land to overcome gender inequalities” – Baijnath Chaudhary, MP, Nawalparasi

There are several issues related to land but this project has reached a unique dimension. There are *Haliya, Kamaiya, Ukhada, Haruwa and Charuwa* related issues but women's empowerment could have a great impact in every aspect of life. Women's empowerment through land ownership will be of great benefit to households.

“I found the documents and reports produced as part of this project, good. It seems clear in its objective to improve awareness and sensitize the issue of empowering women regarding the land issue. At the same time, it helps to broaden understanding of policy makers, which are mostly male. These kinds of project also can also help to settle seized land, during conflict because they are engaged with all major actors. I found the audio and video Public Service Announcement to promote women's rights to land and property very informative and good” – Jiv Raj Koirala, Joint Secretary, MoPR.

4.2.2. Findings Related to Objective 2

Inclusive national and regional levels land discussion forums are gender responsive

Findings related to Objective 2.1: Gender Specific land concerns are identified and formulated into policy proposals with common understanding of leaders at the district, regional and national levels.

The second objective of W4W project has also been fulfilled to a large extent. In a broader picture, this project has assisted multilevel stakeholders in identifying the gender gaps in relation to land issues and bridging them together for meaningful dialogues and prioritizing the social, political, and developmental issues to be tackled. The contributions and impacts made by this project can be clustered into various sub-themes such as contribution towards- *bringing diverse groups together, awareness raising on land issues, promoting inclusion of leaders of political parties, enhancing the female and male's participation in planning at different level, and promoting coordination and collaboration.*

Bringing Diverse Groups Together: According to the views from respondents in the field, one key contribution of this project is bringing diverse groups together to generate common understanding on land related issues in broader term and to identify gender specific land concerns. Political parties, network organizations working on women issues such as National Indigenous Women's Forum, Federation of Dalit Women and National Women's Commission, District Conveyancer's Forum, CSRC, Local Peace Committee, Federation of Community Forestry Users Nepal (FECOFUN), National Land Rights Forum, District Land Revenue Office, District Survey Office, District Land Reform Office, District Women and Children Development Office, NGOs and CBOs are now able to identify local socio-political problems related to land issues, prioritize them, and take necessary action with the participation of multiple stakeholders.

Furthermore, the project created a facilitating environment in which a wide range of leaders has come together to engage in deliberations on land management and governance issues. Subsequently, the leaders involved are familiar with the complexity of land reform. Decentralization of dialogue process and activities has, therefore, exploited the opportunity to collect and integrate the voices of local actors on land issues. The good performance of the project is justified by the fact that dialogues were conducted collectively among relevant ministries, MoLRM, MoPR and MoWCSW, because land issues entail administrative and technical process. It has engaged with political leaders from central to district level, who play a significant responsibility in agreeing on set of issues for land reform.

“Since land reform and conflict related to land is a long term process, there is a need of comprehensive follow up on what has been achieved in this phase of the project” – Amrita Thapa, Polit-Bureau Member, CPN (MC)

As mentioned by MSLDF members in all the regions, all these actions were made possible due to the active coordination of IOM, UNDP and UN-Habitat. This project has further contributed to value women's right to land. The project also increased awareness on the fact that economic activities and social responsibilities need to be defined along the lines of gender and women's access to assets. One key contribution of this project is that it brought diverse people together for generating common understanding in socially and politically contested issues confronted by political leaders regarding land-relation. In doing so, this project has contributed to prepare women leaders to break gender-specific barriers, social norms, and cultural and institutional barriers to promote land ownership, which influence social status, norm, culture and attitudes of owner in the society.

Awareness Raising on Land Issues

According to from the majority of the respondents, this project has contributed to enhance the awareness of land-related rights and benefits not only among women but among men as well. It has contributed to enhance common people's awareness about the existence of revenue discount for women, single women and to issue a joint land certificate. Now, thanks to the media and public information activities done by the project, several people in the community are well informed about the importance of tax rebates. Land Revenue Officials, Survey Officials participated in the workshops and took trainings about old and newly developed tools for land governance.

“ This project has mobilized many people like a campaign. It has become a common platform or conglomeration of all activists active on land issues. The CSRC researcher came to share experiences of many countries. I feel it impacted in two ways- it has changed our as well as government officials' mind at the same time. Also it created a platform for political ministers, leaders, parliamentarians, high level commissioners, journalists and activists to come together in a single place” – Jasbir Od, Banke, Member, District Land Dialogue Forum.

Moreover, the W4W project has developed ProGResS module with field data for piloting data acquisition and the analysis system that contributed to develop the capacity of land officers, survey officers and conveyancer's forum people. Additionally, it has conducted training for land officials on integration of ProGResS into SOLA system and on the use of Social Tenure Domain Model and pro-poor gender-sensitive land tools. Although the coverage area of project is limited, this project has contributed to sensitize land rights and women rights activists in all project VDCs. The W4W project has also given a positive strength to act against patriarchal views in each and every step. Patriarchy provides privilege to men in decision-making and ownership of land and property. In most

cases, women are given the ownership to land to benefit of the provision of revenue exemption or they receive land as a dowry. The W4W project, after organizing several rounds of workshops and trainings gave positive strength to the community to fight against this challenge to women empowerment.

“I was not aware of the fact that the strength of land ownership is so important and even power is related to this. I have worked with many organizations but this is the first time land ownership issue for women have been raised. It’s big step to change patriarchal discrimination. Land mafias are misutilizing the provisions that the Government is providing to women. They buy or transfer land in the name of female members of the family because they want to make money. But in the long run, it will change their mindset and they will realize the value of economic empowerment of women”- Nima Rijal, District Coordinator, IPWA, Kailali

Promote Inclusion of Leaders of Political Parties: According to the views from the respondents, one key impact of the project is associated with increased involvement of marginalized groups in the activities. For example, an increased female participation from marginalized groups has been registered in MSLDF and other project activities. It is important to note that their participation in activities was free and spontaneous. Once they became aware about importance of access to land for women, in fact, their strong desire to bring changes in the society brought them to participate in the activities. It was not an easy task to convince the Madheshi leaders to talk about land reform or women’s access to land. This project also gave an important contribution in terms of making political leaders and senior government officials’ decision-making processes more participatory and transparent regarding land issues. For example, although Madhesh based political parties appeared confrontational about the land reform issue their perspective is now changed. Women, particularly from Madheshi community, reported that, with their associations in MSLDF, they now feel more empowered. They have no hesitation to come out of house and get involved in land issues, participate in trainings, workshops and other interactive programs. Overall they have understood the process of claiming their right to land and they are now well informed about opportunities that land ownership can open to women and they can now confidently talk with the government officers.

Enhancing the Female and Male’s Participation in Planning at Different Level: As previously discussed, one of the most significant impacts of the W4W project was sensitizing communities about the barriers to women’s access to land and property ownership. Initially, a series of joint workshops and trainings has been organized by IOM, UNDP and UN-Habitat jointly and separately among all the stakeholders. Joint land ownership is on rise at all three districts and others also because of awareness campaigns developed by partners and campaigners. Through the organized workshops and seminars, Citizens Charter and media,

communities are becoming aware about the 25 % tax rebate for women land registration, 35% for single women, 100 Rupees charge for changing or issuing joint land certificate, 50% rebate according to geographical location. Nevertheless, the question of landlessness remains more articulated.

“There are numerous challenges for landless women. Many researcher from academic to research institutions come to us but we don’t know what happens with these studies and reports. Those who have land are getting benefit of tax exemption but many people are landless” – Bimala Tamang, Senior Campaigner, Nepal, Mahila Ekata Samaj

Promoting Coordination and Collaboration: This project has also contributed to understand social, cultural and political barriers. Even if women have legal right to land and property, their rights may not accepted socially and culturally. With the purpose of sharing experiences from different regions of Nepal, the project has organized inter-regional workshops with both male and female policy makers from different district. Further, the project W4W has organized national level workshops to share multi-stakeholders experience and knowledge. People from all regions and MSLDF feel it’s a good initiative to understand the reasons behind male resistance to land ownership. There was a situation where these actors were working almost separately in the areas of land, forest and women rights. Everyone wanted to handle land issue from male perspective. In such situation, IOM, UNDP and UN-Habitat, with the support from many organizations were able to convene a MSLDF and organize several rounds of workshops, trainings and orientations for coordination and collaboration for empowerment of women through land right. More and more people are ready to collaborate in this awareness campaign:

“ We talked to the two hospitals directors namely, Golden Hospital and Life Grand Hospital, agreed to publish land rights information in the back flap of hospital’s registration card” – Sanju Shah, Women, Peace, Research and Development Center, Morang

Although during field visits it was found that the tension between the two communities of Madhesi and Pahadi, was high during the Madhesh Movement, project activities were conducted in Birgunj and Biratnagar. The evaluator identified that the W4W project has been conducted with a very good participation of beneficiaries and a good collaboration with the stakeholders. As shared by various respondents in the field, most of the regional, district local level activities were planned and implemented with direct and indirect involvement of local and district level stakeholders such as the VDC secretary, IPWA, DWCO, LRO, SO, LAO, LRmOs, CBOs and NGOs. It is also found that local stakeholders were generally aware about the major outcomes of the activities conducted in the project district and VDC. Likewise, local and district level

stakeholders such as VDC and political parties have also formed partnerships with them. For example, VDC Secretary of Amrout of Nawalparasi district shared that they have actively talking to political parties, civil society, conveyancer's association about most of the new provisions related to land registration process and benefits. It is also found that the trust among these stakeholders has increased over the years. Thus, a culture of participation and mutual collaboration flourished during the project period.

Findings related to Objective 2.2: Declaration of good will on gender-responsive land reform adoption.

Another significant impact of the W4W project is identified as the involvement of the major political parties at the central level. As shared by political leaders, the W4W project motivated them to be part of the ongoing land discussions and reform process. Jwala Shah, Polit-bureau Member, CPN (Maoist Center), one of the active member of MSLDF at central region, aware of the project's multi stakeholder's dialogues at regional level and district level activities, mentioned how she considers all the project's workshops and trainings are relevant.

One of the prime activities of the project was the Declaration of Commitment to Gender Responsive Land Policies but the event was postponed at the final hour as the political parties were not on the same page. The peasant wing of one of the major political party demanded for more rounds of consultation before the event. Conflict sensitivity was duly considered throughout the project period and it was not considered wise to go ahead with the declaration of commitment event leaving out one of the major political party. Hence, the event was postponed. But the project continued to engage with the political parties even after its end date and this helped to bring all the parties on the same page. This Declaration of commitment to gender responsive land policies event is now scheduled for the month of November 2016 marking the 10th anniversary of the signing of the Comprehensive Peace Agreement.

4.2.3. Findings Related to Objective 3

Improved national process and mechanisms enhance access of vulnerable groups to land tenure and ownership

The evaluator found some strong evidence that this project has contributed to increase the awareness of national level government actors, political leaders and parliamentarians about the land reform and empowerment of women through land access. Some initiatives have already been taken by the senior officers of MoLRM at national level to address the challenges faced in the area of land governance:

Findings related to Objective 3.1: Obstacles faced by women in accessing land tenure and ownership identified and recommendations provided.

Land in Nepal is considered as an important asset as it represents a source of income and property. The lack of unequal inheritance to land was a major obstacle for deprived, landless and women in the past. Deep-rooted legal, social, religious and cultural obstacles for women to access to land are everywhere, and concerned government offices and NGOs did not implement advocacy and sensitization activities in the past regarding women access to land and property. Women face challenges in VDCs, LROs, SOs, Conveyancer's facilities, at local, district and national level.

Through regular interaction, district level government actors, particularly the LRO, SO, LAO, LRmOs, and DWCO have been sensitized about the issue of women difficulties in accessing land tenure and ownership in project districts and VDCs, and why is it occurring. Among the various government actors, this project has been particularly useful for female politicians and parliamentarians. Since they have understood the value of land, access, tenure and ownership for women empowerment, they have started to organize consultation meetings in IPWA and other networks for maximizing the potentials of land access.

“We were talking about citizenship, stopping child marriage and marriage registration. But UNDP came up with empowering women through the land access idea. It involves political parties, NGO's, researchers and different networks together. Now, we are active in six districts of this region, all of which became possible because of UN's lead role” – Jawla Shah, Member, Polit bureau, CPN (Maoist Center).

Findings related to Objective 3.2: SOLA system integrated with new module on vulnerable groups.

The Government of Nepal has initiated a comprehensive solution to address the inefficiencies of the land management system. Officials at ministry and district levels are up-to-date. It seems essential to update land records in digital form as a first step. But the political leadership and top officials at the ministry level are not showing a genuine interest to change the system as per the need of time.

When IOM conducted a study on the Comparative Assessment of Present Land Information System in relation to the ongoing Solutions for Open Land Administration (SOLA) system under the MoLRM which incorporate formal tenure and registered title information. The existing version of the SOLA software was replaced with a revised and customized version of SOLA, which includes vulnerable groups like landless and women. But for Pro-poor Gender-Responsive

land information System (ProGRess) to include data from different sources. Existing land administration systems in the land related offices under the MoLRM were assessed. The systems were District Land Information System (DLIS), Spatial Application Extension (SAEx) and Parcel Editor (PE) under Land Resource Information Management System (LRIMS). These existing technologies are costly;

“ I personally think our existing system is costly to operate and to buy a newer version as well. Thus, I was hoping that once UN enters into this area it would definitely contribute to introduce newer digital technology. SOLA was introduced in 2012 in Sindhupalchowk as pilot study. It’s free but the government needs a large budget to update all older land data and records with the help of IT professionals, to train all staffs, but still I think it is possible if there is will power with policy makers” – Dharma Raj Ojha, Survey Officer, Surkhet.

The involvement of the VDC Secretary is another good example of how gathering different stakeholders together can have an added value to the project. The VDC Secretary inspired by the campaign of UN Habitat on this issue, utilized participation in the events organized under project activities to update land administrators in all the required issues, to assist policy implementers at district level. This initiative encouraged the young VDC secretary to share his knowledge and energy among the other VDC secretaries. Consequently, due to the VDC secretaries efforts land administrators are more keen to issue land certificate in name of women, not only because the person receiving the land certificate has to pay less revenue, but also because Banks and Cooperatives started to reduce their interest rate. Because of these provisions Banks and Cooperatives are also getting benefit of rise of number of transfers of land holdings:

“I participated in the program organized by IOM and UN-Habitat and learned a lot about new tools related to land registration and gender responsive land governance. These tools fascinated me. When I shared the knowledge I gained with other VDC secretaries, they have shown their interest and said they are ready to work with a digitalized system. After the changes in my thinking, I then started to encourage people to issue land certificate in the name of wife and joint land certificates” – Sunil Lamichhane, VDC Secretary, Amrout, Nawalparasi

UN-Habitat’s involvement to develop modules on the tools for land management has benefitted political leaders, parliamentarians, land rights researchers, activists, top level officers of MoLRM, and district level LRO, SO officials, media persons,

NGO and CBO staffs, landless women and Conflict Affected Women (CAW). The pilot areas for the ProGRES module development were Latikoili VDC, Surkhet, Amrout VDC, Nawalparashi, and Jorahat VDC, Morang, which were taken as continuation of CSLI project. Technical tools, system architecture and application features are available in SOLA. SOLA is an open source software system, cost-effective, easy to handle and customize. Furthermore, it is useful for handling both spatial and attribute data related to map and land ownership map.

“ SOLA is a integrated open source software. Both the department i.e. Land Revenue Office and Land Survey Office can work with the same software. We need web based digitalized land record system with the help of IT professionals which should be customized as per the need of our country. Therefore, there is a need to change laws accordingly. ” – Janak Raj Joshi, Under Secretary, MoLRM.

The officers at district and central level are actively engaged to enhance their skills as they want become agent for change at their own level. They are now recognized as potential future policy implementers. They have made a number of contributions during the workshops and trainings organized by the W4W project through presentations. It is estimated that SOLA will help the over all management of land and proper land governance.

4.3. Efficiency

Coordination, collaboration, and partnership between various actors can be considered as another approach for reducing barriers to gender-responsive land governance system.

The partnership and coordination issue have been assessed at four different levels, which include a) among the implementing organizations, b) among the lead partner institutions, c) between implementing agencies and ministries, d) among ministries.

Among the Implementing Organizations: IOM, UNDP and UN-Habitat, all the three international level partners are well established and esteemed organizations. All three organizations incorporated capacity building activities, where ability of individual, institutions, and societies to perform with increased ability, and right-based approach as the main working modality in their usual projects and programs. The three UN agencies have worked together on many occasions in the past and the W4W project has given them another opportunity to work together on land issues, which was built upon the main findings and gaps identified by Catalytic Support on Land Issues Project (CSLIP). The three partners have previously worked with each other on the same issue while implementing the CSLIP. As a result, the understanding among the IOM, UNDP and UN-Habitat on partnership model and coordination is found strong.

Among the Lead Partner Institutions: Partnership among the national level implementing partners regarding the implementation of the W4W project in the national,

regional, district level and VDC level also led to the achievement of the overarching goal of the project. The partnership and coordination among the three agencies with all the lead partner institutions MoPR, MoLRM, MoWCSW, CSRC, Lumanti Support Group for Shelter, DLRF, and Nepal Mahila Ekta Samaj only experienced few communication problems. Nevertheless, review meetings often helped the partners to remove such communication problems. Likewise, partnership with stronger expertise organization like MoPR, MoLRM, MoWCSW, CSRC, Lumanti Support Group for Shelter, DLRF and Nepal Mahila Ekta Samaj are always crucial for the outcomes of the project. CSRS was able to fully utilize the partners' expertise within the scope of the W4W project. National level partner institutions have different level offices, channels and strengths. Hence, their capacities have been fully realized during the implementation of the project. Sharing of their capacities at different levels created trust among partners was solidified during the implementation phase of the project.

Between Implementing Agencies and Ministries: IOM, UNDP and UN-Habitat, and MoLRM, MoPR, MoWCSW in coordination formed MSLDF. There are five MSLDF formed under the project in five different regions. The coordination among many organizations, members of MSLDF are appears different in the various regions, has emerged as a spiraling effect of project activities that synchronized effectiveness of project. Most of the time they organized and planned programs jointly; they had joint meetings and visited LRO and SO together also. Thus, MSLDF members had very limited time to build relationships with concerned offices at district or VDC level.

Among Ministries: Implementing agencies and lead partner institutions have active coordination. On the contrary, there were many occasions where the level of coordination among the three ministries MoLRM, MoPR and MoWCSW, was felt weak. One of the reasons for that was a low concern of MoWCSW on land issues. Another reason for the weak inter-ministerial coordination is associated with lack of understanding of the project with the same lenses. The mandates and scopes of these ministries are different. The limitations in the scope of the work within W4W project activities made it difficult to MoWCSW to understand the project with wider possibility. But the coordination with the local stakeholders has been assessed as excellent. Interacting with concerned people the coordination among the District Women and Children Office (DWCO), Land Revenue Office, Land Survey Office and political parties was found satisfactory in all three districts.

Moreover, among three working districts, the partnership among ministries and government authorities like District Women and Children Office (DWCO), NGO Federation, Federation of Nepalese Journalist (FNJ), Inter-Party Women Alliance, District Administration Office (DAO), and District Project Advisory Committee (DPAC) cannot play a bridging role to fulfill the coordination gap at district level. Possible partnerships with these agencies could have enriched the outcomes of the project.

The evaluator found mixed responses regarding the logistical and institutional shortcomings improvements in the project districts. LRO and SO office staffs are weak in technological updates. Everything documented in their office is based on an obsolete

system, the only system they are familiar with. They can easily blame computer for inaccurate data and minor errors. They believe they not trained well but now days land registration has gone up to 70 percent to the women. Strengthening women's right is related to land rights but this is not exactly happening for that reason.

4.4. Impact

Assessing the project's impact results is difficult in the short term. However, respondents in MSLDF, both female and male, have mixed impressions as majority of the participant shared that they are pleased to participate in the activities organized by IOM, UNDP and UN-Habitat because the land ownership and property rights issue has not been previously raised in Nepal. Two out of eight respondents at *Surkhet* explained how lack of coordination during the project planning and the inadequate involvement of actors triggered that the synergetic impact of the project at VDC level resulted modest.

21 male politicians, land related government officers in the district level expressed that W4W project has provided them with opportunities to understand interaction with women leaders at various level. Such interaction programs have been useful to understand the social, cultural barriers and traditional perceptions towards women. Further, once a woman owns the land, she can use it as a collateral business, to secure its position in the family and to enhance its social status. Land ownership provides women with social security and minimizes domestic violence. This outcome pushed to solve the difficulties related to women's rights of land property. Two Government officials at Morang expressed that W4W project further assisted to understand the perception on land holding by women could really empower them. Moreover, in all the project districts, government officials also expressed that the W4W project has helped them to understand the land and empowerment nexus.

Although political parties have different views on the socio-economic and cultural dynamics of land, intense discussions during the project period have narrowed down the difference. Political parties got closer and discovered similar views to address the land issues;

“ The main reason behind the difficulties of creating new policies and implementing existing ones is political instability. Now, people have started defending the rights of minorities such as . Madhesi, Pahadi, Muslim, Tharu, Brahmin, Chhetri etc. We know that the land issue is different in Himal, Pahad and Tarai but the question of women's access to land is quite similar when compared it among those minorities. For the first time, we discussed about land issue in our National Conference and incorporated it into our document. The Madhesi parties are ready to engage in policy constructive deliberations on land issues” – Jitendra Sonal, General Secretary, Tarai Madhesh Loktantrik Party, Kathmadu.

4.5. Sustainability

Sustainability is always a challenging issue in the context of enhancing awareness, advocacy and sensitization. It is even more challenging to sustain the project results when it comes to empowering women on land issues, as empowerment is a never ending process in the society. The nature of disputes and tensions also changes on the basis of changed socio-political and economic contexts in the community. The evaluator has assessed the sustainability of the W4W project from two aspects, i.e. *sustainability of networks and implementation of tools* formed and developed under this project, and *knowledge and skills transferred to the policy makers, both male and female and their application* in the future.

When it comes to sustainability, UN-Habitat's engagement with MoLRM, LRO and SO in the Land Governance Assessment Framework (LGAF) and Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT) shows that all concerned networks and organizations will remain in continue engagement. It will continue further with GLTN interventions to support national land policy formulations and enhancing fit-for-purpose land administration.

Women (two in Chitwan and four in Biratnagar) in general and particularly from Madheshi community reported that, with their involvement in trainings, workshops and negotiations, they now feel more empowered. They have no hesitation to openly talk about land and property rights while participating in community affairs, trainings and other interactive programs, VDC council meetings and Ward Citizen Forum. Overall, they have understood the process of claiming land and property rights. There is enough inspiration and motivation among the political leaders, both male and female, and policy implementers at central level and MSLDF members at regional level and concerned officials and involved people at local level regarding the knowledge and skills to be transferred. However, there is no guarantee that all MSLDFs will keep being active like how they were functioning during the project period. Due to resource constraints and facilitating activities, and changes in individual priorities, the MSLDFs have potential to be passive unless it gets strong and leadership is committed to continue its work even in the future. Likewise, if the project-implementing organizations play a role to effectively connect these forums with active and neutral networks and institutions they will be likely to keep on functioning for a long time. These forums also need to be saved from politicization to keep their credibility. Moreover, MSLDFs can be further equipped with resources and agenda mobilization skills. Some MSLDF members are already thinking along this line.

“We don't know yet how we can sustain the MSLDF. We can run this forum as a campaign. Money can be managed from municipalities and VDCs budget allocated for women and children” – Bhaiku Gurung, MSLDF Member, Chitwan

Proactive involvement of project staff in sensitizing political leaders, senior government officials, regional level mechanism, district and local level officials about women's access to land ownership was at the basis of their mobilization. Nevertheless, there was no spontaneous involvement of district level LDF. The evaluator found that there is no such strong evidence regarding MSLDF's spontaneous involvement and support to district LDF, which has been active for long time. This issue is a bit critical, as it demonstrates the heavy dependence of members of MSLDF on this regional forum. The most important question to be inquired is, how women at local level will get involved in such activities independently after the termination of the project and without direct and indirect support? It can be argued that MSLDF will gradually utilize their newly gained skills independently in the future as absence of project activities after the termination of project will further force them to work independently.

4.6. Gender and Social Inclusion

The participation in the seminar, workshops and trainings of the women from diverse sections of society is high. The large majority of male participant, those who participate in the W4W project activities, are found sensitive and cautious on the women's land right issue. But some government officials are critical to land and property right to a female, especially when husband is going for foreign employment, is becoming a challenge. Traditional mindset is reflected when a regular participant of project stated the following:

“These women leaders are limited to seminars, trainings and workshops. They are not going to village or rural areas to convince people. The husband is working in high temperature in the gulf but spouse is just enjoying and misusing land and property right at home” – Kashi Ram Khatri (Dahal), Land Revenue Official, Surkhet

During the field visits, respondents stated very clearly that people in the society never had a chance to talk about land issue-land tenure or land ownership, in the past from a gender perspective. Patriarchal norms of feudal and conservative society never recognize women's land rights. No campaign, no advocacy, no trainings were created to fight discrimination in their access and control over land. Above mentioned officer described that project W4W is only women's access to land and property project. The project W4W gave that opportunity to initiate empowering women for women on land issues at national, regional, district and local level from peacebuilding approach.

Findings related to Objective 3.3: Access to land tools to enforce rights of vulnerable groups.

The comprehensiveness of W4W project attempted to address that the land is one of the most contested natural resource. To a large extent, social, economic and political power in society lie in land and that a large proportion of low intensity conflicts are land related. The conception and development of tools like ProGResS and SOLA modules on gender and vulnerable groups can improve the implementation of processes of Identification, Verification and Registration (IVR) of landless people. The Social Tenure Domain Model

(STDM) supports the facilities of recording all forms of land rights and claims based on open and free software. Project W4W recommended tools and IVR process is an institutional and legal proposal seen as a politically neutral, transparent and gender equality framework. It can be expected that land related conflict assessment and sensitivity and its resolution to mitigation skills can be developed and utilized in their respective organizations and institutions.

“Any individual who doesn’t depend on land for livelihood should not have right to occupy land. People those who have more land shouldn’t fear that their land will be taken away. Because new land policy and advanced land tools will help all” – Shanta Chaudhary, Former Member of Constituent Assembly and Legislative Parliament, CPN (UML)

From a gender sensitive framework and proactive participation of women in policy formulations and implementation, Nepal is doing a good progress. Nepal has signed many treaties and conventions ensuring women’s rights to land and property and formulated a few reformist policies on this issue. Nonetheless, it is far behind to ensure these policies and programs.

“We were not raising land issue even while talking about women’s economic rights in the past. This project has motivated authorities to raise land rights issues. This W4W project tells us land issue is quite complex but need to be addressed because it is related to identity and power” – Babita Jaiswal, Mahila Adhikarkarmi Ekal Sanjal, Bara

Furthermore, joint land ownership has become a campaign in all the districts wherever MSLDF organizations and networks are active and CSRC network through LDF. It has been found that GEC has been used during consultations and meetings MSLDF, which has become a compulsory activity for all the land right campaigners. Nowadays, advocators of land rights are talking about the need of recognition of land rights as a human right, because of the challenges posed by the lack of proper land use policy have affected land distribution, productivity and administration. As land is seen as source of power, means of production and identity, male leaders are reluctant to decision-making processes inclusive and transparent. It can be said that keeping gender equality and women’s role in peacebuilding in priority, a comprehensive attention was given to Gender Promotion Initiatives 2 (GPI2).

4.7. Conflict Sensitivity

The concept of conflict sensitivity has been appropriately applied during the project design, implementation, and monitoring and evaluation of W4W. Project publications disseminated have categorically subscribed the view that all kinds of conflicts are interrelated but land, in particular, can be crucial in developing societies. As land is a

deeply-rooted issue in the socio-cultural context, Do No Harm (DNH) policy was implemented during the consultations as a flexible framework. It was found that DNH was implemented to promote conflict sensitivity from the beginning of project activities. The DNH procedure was helpful to assess potential positive and negative consequences by the project, which supported to stop unintended concerns.

It was found that when the issue of land reform was under discussion, some political leaders from Madhesh were asking what is wrong with the land that it needs reforms. Nevertheless, during project implementation, they realized that land conflict has always been an integral part of our society. Learning at workshops and trainings managed to clarify the objectives of the project. Land conflicts are not only the case of rural areas, but they are found in different places, between states and farmers, between farmers and investors, as well as due to demographic changes, migration and urbanization. The evaluator did not find any case of unintended negative consequences produced by the project. But there is a need of addressing disputed and seized property and land issues which will help Transitional Justice (TJ) mechanisms to complete the ongoing peace process. It will ease to reduce land conflict at local level and ongoing reconciliation process.

Lack of political commitment is sometimes a hindrance for resolving land related problems because all major parties have motivated landless people to form different commissions to resolve land problems. The adoption of conflict sensitive approach and GEC approach of W4W project and their effective execution during the implementation phase of the project seems appropriate to mitigate land disputes at the regional, district and local level.

The W4W project was initiated to start negotiation, mediation of peaceful dialogues, increase common understanding regarding the land problems, disputes and conflict faced by landless and women. Context analysis in the project districts identified land as one of the prime causes of conflict. It is also found that conflict sensitivity was carefully intertwined in the IOM, UNDP and UN-Habitat mechanism. As a result, it can be said that, the project was designed, budgeted and implemented in a conflict sensitive manner.

5. LESSON LEARNED

A number of lessons are learned through this project and these lessons can be very good learning for the donor, lead partner organization, and the local staffs while engaging in similar kinds of interventions in the future. Some learning of this project can be summarized as follows:

- The evaluator found different interpretations among partner organizations and their staff regarding the name and the nature of the W4W project. Some defined

the W4W as women's access to land and property and peacebuilding project, whereas others defined it as land management and reform project. This project was also defined as empowering women for women, whereas some defined it as project supporting access to land and property. This gives a lesson that it is crucial to have a common understanding among implementing partners regarding the nature of project, so everyone could communicate a similar message among project beneficiaries and stakeholders.

- For the success and effectiveness of comprehensive and multidimensional project interventions on land, it is crucial to work with broader segments of the society. Among various groups, youth, women, political party leaders, and caste, ethnic, and religious identity groups should be in the top priority of each intervention, as these are the groups we often find in conflict or have been the victims of conflict. Thus, their constructive roles in resolving and mitigating conflict are found to be crucial. Moreover, it is also important to bring diverse CBOs on board for the broader legitimacy of the project can have multiplier impacts.
- Campaigners, advocates and researchers on land issues have now understood the value of land for women in development programming. Involved institutions have now started to organize consultation meetings with diverse concerned groups for minimizing potential conflict related to land and property and its contribution to socio-economic development of society.
- W4W project has also taught a lesson that district level project staffs play a very crucial role to make the project participatory and fully owned by the beneficiaries and community. Pro-activeness of these individuals also assisted to coordinate with local and district level government and non-government agencies and get their support and solidarity for the success of the project. Activist or practitioner type of district and local staffs with strong coordination and relationship building skills can make things different at the local level.
- The project-implementing partners have learned a number of things out of their involvements in this project. As shared by MoLRM, MoPR, MoWCSW, CSRC, Lumanti Support Group for Shelter and Nepal Mahila Ekta Samaj, sensitivity of land issue and the capacity of their Kathmandu and district based staffs have increased due to their involvement in this project. Partners also shared that they learned more about how to adapt a Do-No-Harm approach in their entire organizational activities. All partner organizations shared that they really liked W4W project model, thus they adopt the same project approaches in their newly developed projects.

6. CONCLUSION

The evaluator concludes that the first, second and third objectives of W4W project are mostly achieved. This indicates that the project partners and its staffs have spent much of their energy for national, regional, district and local level initiatives and facilitation efforts are given towards making the national level government actors aware of empowering women for access to land approach and finding adequate strategies for addressing them adequately. Advocacy and awareness about land issue was moving but in a wrong direction because of lack of proper policies and technological assistance.

Post conflict societies are much concerned with promotion of nonviolent methods of conflict resolution with wider participation. Adoption of capacity building, collaborative and conflict sensitive approach, GESI and GEC approach in W4W project and their effective execution during the implementation phase of the project seems appropriate to aware and sensitize political, social, government at all level. Public Service Announcement (PSA) broadcasted through national media is very timely and it has spread concept of changed ancestral land and property rights. Slogan coined in PSA is “*Milau Dampati, Bandau Sampati; Khushi Bhaye Santati, Pariwako Unnati*” is becoming popular day by day.

The W4W project was initiated to empower women through access, land tenure and ownership and reduce barriers faced by them in our society. As Nepalese society has been facing land and property conflict throughout the long history and one of the primary source of ten years armed conflict. Even land issue has become more challenging due to conventional thoughts of political parties in modern times. In this regard, the project has trained politicians, parliamentarian, senior government officials, community leaders, land right’s activists and leaders of different sector at regional and local level to broaden their understanding to land related conflict mitigation and empowerment, which could help them to become more creative and innovative in land administration through pro-poor and gender-responsive land governance. Evaluator found that W4W project has been largely successful in this regard.

This evaluation study also suggests that this project has emphasized its close connection with the political leadership and gamut of policy makers, both male and female and in addressing the issues of concerns of common people. This project, through its number of interventions and initiatives has taught policy makers to come together and generate common understanding for land governance to resolve problems faced by landless and Conflict Affected Women (CAW). It has empowered vulnerable sections of society, such as women, marginalized communities and landless, to voice subsurface views independently. In terms of effectiveness of the project in achieving its main objectives, it has increased trust and strong social ties between political parties and government authorities. Management of such comprehensive and multidimensional project of great significance was difficult and was challenging to deal with large number of people with several issues but W4W project management team handled the project successfully.

The major effort through the project’s life span is to contribute to enhancing landless and women’s access to land and influence male and female policy makers and local

authorities to make resilient society at their level. Thus the project outcome can be seen as it emphasized to change the behavior and way of thinking and helping policy makers to collectively identify problems related to land administration. Then to help land administration services should be provided for all without discrimination on the basis of gender, ethnicity, caste, age or political affiliation. In addition, the project is able to bring diverse community groups together, who started identifying, prioritizing, and initiating interventions i.e. Madhesh based political parties started to discuss formally at their national convention. The beneficiaries of project appreciated this process largely.

Evaluator would like to define all above-mentioned impact as *immediate* impacts of the project, as these are achieved due to consistent involvement of active project staffs, MSLDF members, LDF members, CSRC network, Lumanti network, Mahila Ekta Samaj network, NGOs at district and local level, political parties, and the resources spent during the project period. And thinking practically, a twenty one months long project which had almost three months of planning, hindered by Madhesh movement and unofficial blockade by India, and initial preparation phase cannot make significant impact on the beneficiaries. It can be considered as just one strong step further to make some impact in the long run. To convert these *immediate* impacts as *long term* and *durable* impact to empowering women for women at all level requires pro-activeness of MSLDF even after the termination of this project. So it can be believed that effective and multifaceted resource mobilization is another significant aspect in this project.

Finally, at the phasing out of such important and essential project, the issue of peacebuilding is of a great importance, as this issue has not been paid attention in the past by any organization, institution and political organization. The evaluator believes that a follow up or extension would be enough to adequately handover this project to the policy makers to improve women's land tenure and ownership and management, and its proper wrapping up. If project left without adequate exit plan designed with the participation of policy makers then a number of great contributions of this project may disappear or fade up in a limited time.

7. RECOMMENDATIONS

The evaluator has come up with following recommendations based on findings and analysis:

- Sustainability is always a challenging issue in the context of advocacy, campaign and sensitization. It is even more challenging to sustain a land tenure and ownership, and management related issue because of it's social, cultural and power related dynamics. Within W4W, the dialogue facilitation capacity building could have been stronger from the start of the project, which could have helped promulgation of "Declaration of commitment on gender responsive land policies."
- Very important publications are produced as part of project of activities. Wider distribution and circulations of document will help to bring political leaders,

ministerial staffs, CSOs, NGOs, researchers and land rights activists closer on land related issues at all level. It is recommended to translate important documents into Nepali language to and circulate among stakeholders and beneficiaries.

- ‘MSLDF’ can be considered as an impartial venue for public and political interaction, meeting, dialogues, and exchange of information from regional (Provincial in future), district and local level, which should have been strengthened. Endowment fund for the sustainability of ‘MSLDF’ could have been generated for long-term use of concerned members for convening meetings, workshops, trainings, advocacy, negotiation, facilitating dialogue between and among the concerned groups, and whenever necessary for the best benefit of beneficiaries. Government and donor’s flexibility to make MSLDF a sustainable adapted platform as outcome of the project seems to be relatively important.
- As project has contributed a lot to capacity building of male and female national level political leaders, community leaders and land rights activists, civil society and government officials which will eventually enable the government agencies to promote gender responsive land policies. To sustain the momentum created by project, political and civil society actors must work together to pass the Land Use Policy Bill.
- This project has also facilitated interaction among the District Land Revenue Office, District Survey Office, District Women and Child Office, Local Peace Committee, Land Reform Office, Land Management Office, Conveyancers’ Association, District Forest Office, District Land Dialogue Forum and NGOs working in the field of land in all project areas. Moreover, various activities of this project have bridged the gap between the service providers (i.e. government offices) and community people.
- The project outcome can be seen as it emphasized to change the behavior and way of thinking and help policy makers to collectively identify solutions and future activities. It has advanced the prospects to help to modify pro-poor gender responsive land tools, ProGresS and New SOLA, to support land administration, land management and land governance. Concerned departments could increase awareness of their staffs about pro-poor gender responsive land tools.
- A range of people working on land issues now have emphasized the need to collect accurate data of seized and disputed land. Solving these cases will help Transitional Justice (TJ) mechanisms to complete the peace process. It will also help to adoption of legislations for effective implementation of land use policy in the future.
- Feedbacks from fieldwork are to develop gender friendly service delivery systems and processes by land administrative offices. For this purpose land administrative

officials, clients, land rights activists, campaigners, conveyancers, NGOs and CBOs should be well aware of government land related acts and policies. Based on the foundations created by W4W project, the Government should lead GLTN interventions to support national Land Policy formulations and enhance Fit For Purpose Land Administration.

Annex 1.

Questionnaires (Semi structured)

Set 1. Interview questions for national and local partner institutions:-

1. How was the situation about land related issues and landless before launching this project and what and how things have been changed after its implementation-what are the gaps?
2. Among the activities conducted under the W4W project (survey, consultation, negotiation, advocacy, trainings to governmental officials, dedicated sessions, land dialogue forums, rapid assessment of land offices, survey of translated laws, Solutions to Open Land Administration (SOLA) system and operational suggestions on Identification, Verification and Registration (IVR), which of them were most relevant and why? Were there any less relevant activities?
3. Which aspects of the project, and which of the approaches were most successful in bringing about change and why?
4. What backgrounds of people are mostly involved in various project activities? Why are they motivated to participate?
5. What are the major policies and land regulatory frameworks developed during project time period?
6. How this W4W project has contributed to bring changes in attitude and behavior of level of policy makers and how such changes have been reflected into practice? Can you please share some evidences for this?
7. How this W4W project has contributed to bring changes in cultural barriers, mindsets and traditional practices forming obstacles for women to be able to exercise their land rights and what remained the subsequent impacts of those changes?
8. In your observation, what are the key social, economic, political, developmental contributions of this W4W project? Can you please share with evidences?
9. To what extent this project has contributed to train government officials and parliamentarians to collaborate to promote inclusive and gender responsive approaches to develop land policies? Can you please explain with some examples?
10. Are there any multiplier impacts of the project?

11. Have you observed any unintended impact (could be negative as well as positive) of the project?
12. In your opinion, do common landless, indigenous, dalit and women get involve in context analysis, and dialogue process for peacebuilding even after the completion of the project?

Set 2. Interview questions for IOM, UNDP, UN-Habitat:-

1. Was this project implemented in appropriate people?
2. Which aspects of the project, and which of the approaches (survey, consultation, negotiation, advocacy, trainings to governmental officials, dedicated sessions, land dialogue forums, rapid assessment of land offices, survey of translated laws, SOLA system and operational suggestions on IVR) used were most successful in bringing about change and why?
3. What backgrounds of people are mostly involved in various project activities? Why are they motivated to participate (incentive)?
4. How is the participation of women and landless in various project activities? What are their incentives to participate?
5. How was the partnership and coordination between the IOM, UNDP and UN-Habitat, its national and local partners, and ministries in the project districts and VDCs? What are key areas of partnership and coordination?
6. What lessons can be learned to support and improve project management and coordination (between and among IOM, UNDP, UN-Habitat and W4W implementers and grantees)?
7. Have all project activities been completed exactly the way it was planned?
8. Has the project been able to reach all target groups that it had intended to reach?
9. Has this project been completed within the given timeframe and without pressing deadlines of finishing activities at the end of project months?
10. Has it been able to establish its partnership with various governmental and non-governmental agencies according to its plan?
11. Has the allocated money been spent without significant deviation?

12. How this W4W project has contributed to bring changes in attitude and behavior of district, regional and national level policy makers for understanding and how such changes have been reflected into practice?
13. How this W4W project has contributed to bring changes in obstacles faced by women in accessing land tenure ownership and what remained the subsequent impacts of those changes?
14. What are the major policies and land regulatory frameworks developed during project time period?
15. To what extent this project has contributed to train government officials and parliamentarians to collaborate to promote inclusive and gender responsive approaches to develop land policies? Can you please explain with some examples?
16. Among the activities conducted which activities were the most effective and why?
17. Are there any multiplier impacts of the project?
18. Have you observed any unintended impact (could be negative as well as positive) of the project?
19. Was 'land governance' considered as key issue while implementing the project? If yes, how this concept is reflected into practice from the local to national level?
20. In your opinion, do common landless, indigenous, dalit and women get involve in context analysis, and dialogue process for peacebuilding even after the completion of the project?

Set 3. Interview questions for government senior officials:-

1. What are the major gaps in the land acts and policies in Nepal?
2. What are the main problems of land governance of Nepal?
3. How and why is the project W4W relevant to land issues in Nepal?
4. What are the major achievements of the project?

5. Did you see the project realistic or over ambitious?

6. How do you analyze the contribution of project to ministry official those who are involved?

7. Does the workshops and trainings organized during project benefitted male and female concerned staffs government policies and tools developed during project.

8. Is there proper ministerial level coordination among the three ministries involved in project W4W?

9. What knowledge has this project produced in terms of land issues in districts and □national levels?

10. How did exposure to international frameworks GEC, VGGP and GLTN on managing land issues help in Nepalese context?

Set 4. Interview questions for project beneficiaries (at national, regional, district and local level):-

1. What are the major gaps in the land issues in Nepal?
2. What are the significant changed made by project activities?
3. Is there any change in the behavior pattern of government officials at LRO and SO?
4. Did you get benefitted by participating in the workshops and trainings organized IOM, UNDP and UN-Habitat?
5. How did you use the knowledge gained by the project and what changes has it made □so far?

6. Are you aware of changes made by government for female land registration text exemption provision?
7. What are your views on sustainability of the project and continuity of MSLDF activities?
8. What was status of female participation, landless and CAW?
9. What is status of joint land ownership certificate providing system?
10. As a beneficiary of the project, any suggestion and things to be improved?

Annex 2.

People consulted during the inception phase:

Government Officials-

SN	Name	Title	Organization	Place
1	Nagendra Jha	Joint Secretary	MoLRM	Kathmandu
2	Jib Ram Koirala	Joint Secretary	MoPR	Kathmandu
3	Radhika Aryal	Joint Secretary	MoWCSW	Kathmandu
4	Ganesh Rja Bhatta	Joint Secretary	MoLRM	Kathmandu
5	Janak Raj Joshi	Under Secretary	MoLRM	Kathmandu
6	Dev Raj Joshi	Under Secretary	MoPR	Kathmandu
7	Dharma Raj Ojha	Survey Officer	SO	Surkhet
8	Kashi Ram Khatri	Revenue Officer	LRO	Surkhet
9	Sapana Gautam	Officer	WCO	Surkhet

10	Shiva P Lamshal	Survey Officer	SO	Morang
11	Sitaram Ghimire	VDC Secretary	Jorahat	Morang
12	Agni Ghimire	Revenue Officer	LRO	Belbari, Morang
13	Sunil Lamichane	VDC Secretary	Amrout	Nawalparasi
14	Dipak Ahikari	Forest Officer	Sunwal	Nawalparasi
15	Gautam Raj Amtya	Revenue Officer	LRO	Morang
16	Shanti Dhakal	Member	LPC	Surkhet
17	Shiv Prasad Joshi	Survey Officer	SO	Surkhet

Political Parties

SN	Name	Title	Organization	Place
1	Baijnath Chaudhary	Politburo Member	CPN (UML)	Kathmandu
2	Binaydhwoj Chand	Former, CWC Member	Nepali Congress	Kathmandu
3	Amrita Thapa	Politburo Member	CPN (MC)	Kathmandu
4	Jitendra Sonal	General Secretary	TMLP	Kathmandu

UN Agencies

SN	Name	Organization	Place
1	Jitendra Bohara	IOM	Kathmandu

2	Dipina Sharma	IOM	Kathmandu
3	Ajay Das	UNDP	Kathmandu
4	Manorama Sunwar	UNDP	Kathmandu
5	Raja Ram Chatukali	UN-Habitat	Kathmandu
6	Rabindra Man Tamrakar	UN-Habitat	Kathmandu
7	Sristee Singh Shrestha	UN-Habitat	Kathmandu

MSLDF Meeting at Nepalgunj:

SN	Name	Title	Organization	Place
1	Hobendra Thapa	Chair	LDF, Bardiya	Nepalgunj
2	Jasbir Od	Chair	LDF, Banke	Nepalgunj
3	Naresh J Thapa	Coordinator	LPC, Dang	Nepalgunj
4	Ramwati Chaudhari	Treasure	SEED, Dang	Nepalgunj
5	Lal Mani Bhandari	Activist	Land Rights	Nepalgunj
6	Bhakta BK	Chair	Mukta Kamaiya & Sukumbasi Sagam Samaj	Nepalgunj

MSLDF meeting at Dhangadi

SN	Name	Title	Organization	Place
1	Gagan Singh	Coordinator	LPC, Kanchanpur	Dhangdi

2	Pashupati Chaudhari	Chair	Mukta Kamaiya Samaj	Dhangadi
3	Krishna Rana	Member	LPC, Kanchanpur	Dhangadi
4	Nima Rijal	Coordinator	Inter Party Women Alliance (IPWA)	Dhangadi
5	Chun Kumari Chaudhary	Regional Member	All Nepal Women Association	Dhangadi

MSLDF meeting at Chitwan

SN	Name	Title	Organization	Place
1	Padam Gurung	Chair	Adivasi Janjati Mahasangh	Chitwan
2	Babita Jaiswal	Member	LRF, Bara	Chitwan
3	Bhaiku Gurung	Chair	Rastriya Adivasi Janjati Mahila Mahasangh, Chitwan	Chitwan
4	Jwala Shaha	Member	CPN (MC)	Chitwan
5	Meena Kharel	Chair	Adrsha Nari Bikas Kendra	Chitwan

MSLDF meeting at Biratnagar

SN	Name	Title	Organization	Place
1	Yuktilal Marik	Chair	LDF, Saptari	Biratnagar
2	Chandrakala Ojha	Member	LDF, Saptari	Biratnagar
3	Srinarayan Chaudhari	Member	NLDF	Biratnagar
4	Samasti L Ale	Member	LDF, Siraha	Biratnagar
5	Rikma BK	Member	LDF, Siraha	Biratnagar
6	Sanju Shah	Director	Women, Peace, Research and Development Center	Biratnagar
7	Geeta Shiva	Activist	Land Rights	Biratnagar
8	Sadina Khatun	Former Chair	IPWA	Biratnagar

Civil Society

SN	Name	Title	Organization	Place
1	Bhojraj Pokharel	Former Chief Election Commissioner	LDF, Saptari	Kathmandu
2	Punam Singh Chand	Lawyer	Nepal Bar Association	Dhangadhi
3	Chandra Chaudhary	Member	LRF, Surkhet	Latikoili

4	Ganesh Prasad Oli	Activist	Social Worker	Latikoili Surkhet
5	Shital Singh Rathour	Chairwomen	Women for Human Rights	Surkhet
6	Bhim Raj Bastola	Executive Director	Sundar Nepal	Surkhet
7	Rajendra Sharma	Activist	LRF	Surkhet
8	Pushpa Kumari Puri	Social Mobilizer	Awwaj	Surkhet
9	Manjita Upadhaya	Activist	Women Rights	Biratnagar
10	Nisha Kiran Rai	Activist	Women Rights	Biratnagar
11	Shakuntala Sharma	Activist	Women Rights	Baglung
12	Jagat Basnet	Researcher	CSRC, Land Rights	Kathmandu
13	Mahendra Sapkota	Researcher	COLARP, Land Rights	Kathmandu
14	Manrupa Kumal	Chair	LRF, Nawalparasi	Nawalparasi
15	Devi Prasad Aryal	Chair	Conveyancer's Association	Nawalparasi
16	Bimala Tamang	Leader, Mahila Samaj	Nepal Ekta Squatter and Landless People	Kathmandu
17	Badri Prasad Subedi	Chair	Indreni Social Development Forum	Nawalparasi

18	Ram Bahadur BK	Project Coordinator	Lumanti	Kapilbastu
----	----------------	---------------------	---------	------------

References:

Byrne, David, (2005), *Social Exclusion* (Issues in Sociology), Open University Press.

National Population and Housing Census, 2011; National Report, Central Bureau of Statistics, Kathmandu.

Patterson and Wallenstein. (2015), the UCDP/PRIO Armed Conflict Dataset. Oslo, Norway.

Regmi, M. C., (1976), *Land Ownership in Nepal*, Berkeley, University of California Press.

Sandole, D. J. D. (2010). *Peacebuilding: Preventing Violent Conflict in a Complex World*. Cambridge; Malden: Polity.

Sisk, T. D. (2013), *Statebuilding: Consolidating Peace after Civil War*. Cambridge; Malden: Polity.

Subedi, C.N., (2009), Elimination of Gender Discriminatory Legal Provision by the Supreme Court of Nepal with Reference to Women's Right to Property, *Tribhuvan University Journal*, XXVI (1).

The Fund for Peace. (2015). Fragile States Index 2014. Retrieved April 23, 2015, from <http://fsi.fundforpeace.org/>

The Interim Constitution of Nepal, 2063 (2007): Eighth Amendment. (2010), (Nepal Law Commission, Trans.). Kathmandu: Nepal Law Commission.

The Constitution of Nepal, (2016), Government of Nepal, Ministry of Law, Justice and Parliamentary Affairs, Law Books Management Board, Babarmahal, Kathmandu.

UNDP. (2015). *Human Development Report 2015: Rethinking Work for Human Development*. Washington, DC: United Nations Development Programme.

World Bank. (2013). Twenty Fragile States Make Progress on Millennium Development Goals. Retrieved from <http://www.worldbank.org/en/news/press-release/2013/05/01/twenty-fragile-states-make-progress-on-millennium-development-goals>