

Baseline Survey for Impact Evaluation of Land Interventions In Urban Areas, Lesotho, 2013

MODULE B: INTERVIEW WITH THE HEAD WOMAN OF THE HOUSEHOLD

INSTRUCTIONS:

1. If the head of the household is a married man and was the respondent for Module A, the following questions should be asked to his wife.
2. If the head of the household is a single man and was the respondent for Module A, the following questions should be asked to either his mother or a daughter elder than 18 living in the same household.
3. This module should be implemented SEPERATELY with the woman (not together with her husband or the male head of the household). But be sensitive to the local cultural norms.
4. If the woman was the respondent for Module A, **COMPLETE SECTION BA AND THEN END THE SURVEY**

CONSENT STATEMENT

Good day. My name is _____. I am working for T&T Geometrics and MASAZI. I am collecting data for a survey conducted on behalf of Michigan State University on the Land Administration Reform Project Impact Evaluation Study. We are conducting a research study on the ownership and use of land in Lesotho. As part of the research study, we are getting the communities' views on land issues. Your views will help us to better understand the effectiveness of some of the Land policies and projects implemented through the Land Administration Reform Project implemented by the Millennium Challenge Account – Lesotho.

Your participation in this study is strictly voluntary. Your refusal to participate or to withdraw from the study carries no penalty or loss of any benefits. You are free to not answer any of the questions we will ask. All responses to the questions are confidential and individual responses will not be shared with anybody or any organization.

If you have any questions, concerns or complaints about this study, please contact Gerhardus Schultink at 310B NATURAL RESOURCES, EAST LANSING, MI 48824, USA or by phone at +1 517 353 1903 or Mathabo Sefako at 5th Floor Post Office Building, Kingsway, Maseru, Lesotho or by phone at 22-317-017.

The interview will take about 10-15 minutes. Are you willing to participate in the interview?

MARK THE APPROPRIATE BOX

|_____| Respondent Consented

|_____| Respondent Did Not Consent

PROCEED IF CONSENTED

Section BA: RESPONDENT IDENTIFICATION

A07. Household Code: _____ (THIS MUST BE THE SAME HH CODE AS RECORDED IN A06 IN MODULE A)

BA01. This Module B was completed for this household? 1 Yes 2 No _____

BA02: IF NO, SELECT A REASON FOR NOT ADMINISTERING THIS MODULE AND END THE SURVEY: _____

Reasons:

1. The respondent for Module A for this household was a woman
2. The head of the HH is a single male, and there are no eligible women in the household to interview
3. The eligible woman was not available
4. The eligible woman refused to be interviewed
5. Other (specify)

IF COMPLETING THIS MODULE, PLEASE FILL IN THE FOLLOWING INFORMATION AND THEN CONTINUE:

BA03 Name of the WOMAN responding to the questions in this Module: _____

BA04. Relation to the Head of the Household: 1 wife 2 mother 3 daughter 4 other (specify) _____

BA05 Name of the enumerator: _____

BA06 Date of the interview: _____

BA07 Name of the team supervisor: _____

Section BB: LAND OWNERSHIP BY WOMEN

I would like to ask you about the land parcels that belong to you either exclusively or jointly with someone else.

BB01. Do you own any parcel of land individually or jointly with others? 1-own individually 2-own jointly 3-Don't own any |_____| **IF 3→ GO TO SECTION BN**

BB02. How many parcels do you own? a. Individually |_____| b. Jointly |_____|

PLEASE IDENTIFY ALL THE PARCELS OWNED BY THE RESPONDENT

BB03	BB04	BB05	BB06	BB07	BB08	BB09
Plot ID	Where is parcel located (FOR THE PARCEL AT THE LOCATION OF THIS SURVEY, INDICATE "SURVEY LOCATION", FOR OTHER PARCELS WITHIN GREATER MASERU, WRITE THE ADDRESS, AND FOR PARCELS OUT SIDE GREATER MASERU, WRITE THE NAME OF THE VILLAGE FOLLOWED BY DISTRICT IN PARENTHESIS)	What is this parcel used for? 1 Housing 2 Agriculture 3 Commercial 4 Other (sp.)	Is this parcel used by your household or rented out to someone else? 1 Used by family 2 Rented out	Do you own this parcel individually or jointly with someone? 1 Individually 2 Jointly	Who is the joint owner of the land parcel you own? 1 Husband 2 Female relatives 3 Male relatives 4 Non relation (specify)	What type of document do you have that gives you property rights to this parcel/plot? SEE CODE LIST
1001						
1002						
1003						
1004						

BB03	BB10	BB11	BB12	BB13	BB14	BB15	BB16	BB17
Plot ID	Do you personally have the right to..[READ RIGHT BELOW] .. this parcel ... [READ OPTIONS] ? 1 WIHTOUT APPROVAL OF OTHERS 2 WITH APPROVAL OF A HH MEMBER 3 WITH APPROVAL OF A RELATIVE WHO IS NOT A HOUSEHOLD MEMBER 4 WITH APPROVAL OF LOCAL AUTHORITIES 5 WITH APPROVAL OF BOTH 2 and 3 6 WITH APPROVAL OF BOTH 2 and 4 7 WITH APPROVAL OF 2, 3 and 4 8 DO NOT HAVE RIGHTS					Who would you consult? 1 Husband 2 Other (specify) 3 Husband and some other (specify) 99 Entire HH		
	Sell	Bequeathe	Rent out	Construct	Change land use	Use as collateral	1st	2nd
1001								
1002								
1003								
1004								

CODE FOR TYPE OF DOCUMENT (BB09)
1 Lease
2 Form C (all types)
3 Title Deed
4 Deed of transfer
5 Letter of Agreement between buyer and seller (informal)
6 Letter of inheritance (informal)
7 A registered Will
8 An order of Court
9 Degree of divorce
10 Proof of purchase from an auction
11 Other
12 None

Section BN- KNOWLEDGE, PERCEPTIONS AND OPINION ABOUT LAND ISSUES – WOMEN OF THE HH

Now I would like to ask you about your opinion about the lease, renting land and women’s rights in relation to land use

BN01: Do you know what a land lease is? 1 Yes 2 No |_____| **IF ‘NO’ EXPLAIN THAT “LAND LEASE IS A DOCUMENT EVIDENCING TITLE TO LAND REGISTERED WITH THE DEEDS REGISTRY”AND THEN CONTINUE; IF ‘YES’, THEN CONFIRM THAT THEIR UNDERSTANDING IS CORRECT AND THEN CONTINUE**

BN02	BN03	BN04	BN05	BN06	BN07
<p>Would you be prepared to pay more, less or the same for land with a LEASE than land without LEASE?</p> <p>1 More 2 Less 3 Same 997 Don't know</p>	<p>Would you be more or less willing to sell property when you have lease than when you don't?</p> <p>1 More 2 Less 3 Same 997 Don't know</p>	<p>Would you be more or less willing to rent out a land parcel in the case you have a LEASE than when you don't?</p> <p>1 More 2 Less 3 Same 997 Don't know</p>	<p>With a Lease, how likely it is that your household will construct, make improvements on that property?</p> <p>1 More likely 2 Somewhat likely 3 Somewhat unlikely 4 More unlikely 997 Don't know</p>	<p>If you had a LEASE on a piece of land, are you obliged to pay ground rent for your (<i>read each sub-column</i>)?</p> <p>1 Yes 2 No 997 Don't know</p> <p>Primary residence?</p>	<p>Rental property?</p>

BN08	BN09	BN10	BN11	BN12	BN13	BN14
<p>If you are able to use land as collateral to obtain credit, for what purposes will you use this credit?</p> <p>1.Business 2.Make improvements 3.Buy more property 4 Education 5.Other (specify)</p>	<p>In the last 5 years, did you try to rent in land from others but were not able to do so?</p> <p>1 Yes 2 No</p>	<p>In the last 5 years, did you try to rent out land to others but were not able to do so?</p> <p>1 Yes 2 No</p>	<p>Are you currently interested in renting in or renting out land to others?</p> <p>1 Interested in renting-in 2 Interested in renting out 3 Interested in both 4 Not interested</p>	<p>If you had conflict with someone on land they possess or someone has conflict with you on the land you possess, where would you go to resolve the conflict?</p> <p>1. LAA/LSPP 2. Commercial court 3. District land courts 4. Other courts 5. District administrator 6. Area Chief 7. Other (sp.) 997 Don't know</p>	<p>Have you heard about the Land Act that was passed by the parliament of Lesotho in June 2010?</p> <p>1 Yes 2 No > BN15</p>	<p>By which means did you receive information about the land Act?</p> <p>1 Local leaders 2 Dissemination by authorities 3 Others, spec.</p>

BN15	BN16	BN17	BN18	BN19	BN20
<p>Do all Basotho have a right to hold land title in Lesotho, provided they meet legal requirements under Land Act 2010?</p> <p>1 Yes 2 No 997 Don't know</p>	<p>Do Bosotho have the right to transfer or acquire land rights from others?</p> <p>1 Yes 2 No 997 Don't know</p>	<p>Do Bosotho women have the right to inherit land on an equal basis as their brothers?</p> <p>1 Yes 2 No 997 Don't know</p>	<p>Do Bosotho women have the right to maintain a piece of their ex-husband’s land in the case of divorce?</p> <p>1 Yes 2 No 997 Don't know</p>	<p>Do Bosotho women have the right to inherit from the deceased spouse?</p> <p>1 Yes 2 No 997 Don't know</p>	<p>DoBosotho women have the right to apply for a formal land title (Lease) on her own?</p> <p>1 Yes 2 No 997 Don't know</p>