



Gender disparities in land rental markets in Malawi

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Introduction (1/3)

Overview of land governance in Malawi

☀️ Malawi has a land policy

- Goal- to ensure tenure security and equitable access to land
- Land is either categorized as public or private land

☀️ Ten land and land-related laws were passed in 2016

- Customary land act of 2016
 - Allows creation of customary estates in Traditional Land Management Areas
 - Allows rural households to get legal title to their land
- Registered Amendment Act of 2016
 - Provides legal registration of customary estates

☀️ But the Customary Land Act of 2016 is not gender-responsive

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- ☀️ **Land transactions in Malawi occur on customary tenure systems**
 - >70% of the land is under customary land
 - 24% of women solely own land for cultivation
- ☀️ **Rural households participate in land markets: buying, selling, renting land or “Pinyolo”**
- ☀️ **Why are rural households involved in land markets?**
 - An economy advances (income)
 - Improve equity
 - Resource constraints

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- 🌅 **Despite women's involvement in land markets, disparities still exist in their level of participation as compared to men**
 - The imperfections in rental markets are more likely to disproportionately affect female landowners since they normally have weaker property rights
- 🌅 **Understanding the gender differences in land markets is crucial for formulating informed and effective policies**

Objectives

- 🌅 To investigate the differences between male and female-headed households regarding land rental market participation
- 🌅 To understand the factors that influence land rental market participation and what contributes to the gender gap in market participation

Data Sources & Methods

- ☀ **Utilize panel data from the Integrated Household Panel Survey (IHPS)**
 - Survey waves (2016 & 2019)
 - A balanced panel of 1,177 households
- ☀ **Decomposition the gender disparities in market participation**
 - Investigate the sources of the disparities between female and male-headed households

Results – Descriptive statistics

		2016		2019	
	Units	Male	Female	Male	Female
N		854	285	2569	853
Age	years	44	49	47	52
Education	Highest class	8	6	7	4
Family size	Number	5.2	4.1	5.6	4.6
Livestock Ownership	%	50.6	36.5	51.1	36.1
Land size	acres	2.1	1.4	2.0	1.5
Credit access	%	26.5	22.7	26.5	24.6
Income	MKW	535628	30718	604022	401451
Asset value	MKW	22910	4456	25270	6263
Rented in	%	29.7	18.3	25.9	20.1

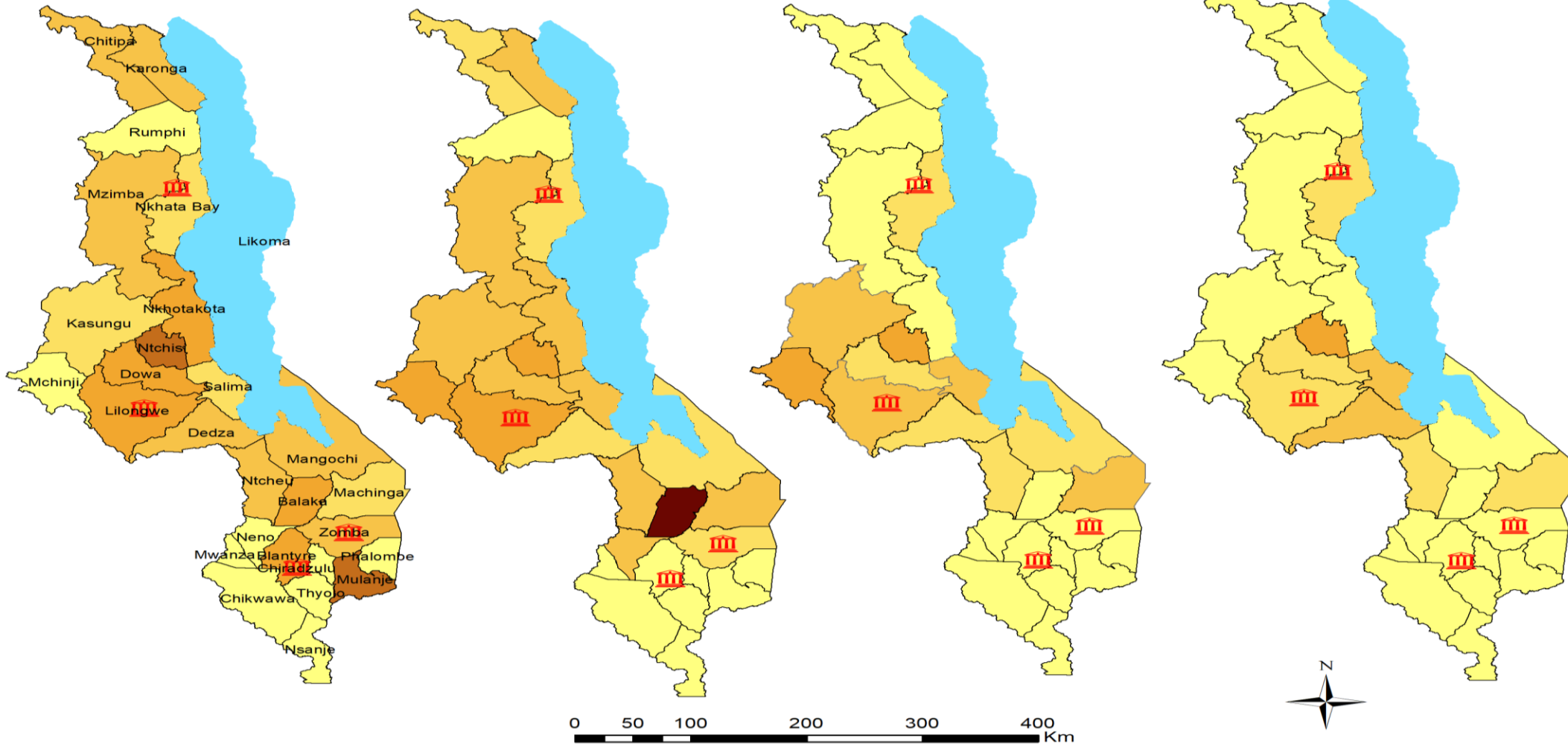
Results – Land market participation

(a) Proportion of male households rented in 2016

(b) Proportion of male households rented in 2019


(c) Proportion of female households rented in 2016

(d) Proportion of female households rented in 2019










Legend

 Cities

 Lake_Malawi

Share of households

-  0%
-  0-10%
-  10-20%
-  20-40%
-  40-60%
-  60-80%
-  80-100%

Results- What influences land rental market participation?

Variables	Overall	Male only	Female only
Age	-0.266*** (0.0914)	-0.254** (0.105)	-0.159 (0.207)
Education	0.173*** (0.0654)	0.184*** (0.0710)	0.212 (0.204)
Livestock ownership	0.489*** (0.173)	0.508*** (0.195)	0.520 (0.420)
Landholding size	0.317*** (0.0971)	0.298*** (0.107)	0.311 (0.273)
Access to credit	0.495*** (0.163)	0.401** (0.183)	1.052*** (0.404)
irregular_rains	-0.0301 (0.168)	-0.190 (0.184)	0.925* (0.505)
Patrilineal		-0.259 (0.356)	-1.498 (1.280)
Mixed		0.593*** (0.201)	0.861* (0.497)
Sex (1=Female)	-0.394* (0.214)		
Constant	-3.049*** (1.024)	-2.894** (1.147)	-5.626** (2.828)
Observations	1,603	8 1,176	427

Results- Gender disparities land rental markets

How big is the gap?

	2016	2019
Male	0.160	0.120
Female	0.046	0.039
Diff	0.115	0.080

What influences the gender disparities land rental market participation?

Gains in education or literacy levels of female headed households

Conclusion and key messages

- 🌅 Land rental market participation in Malawi is decreasing
- 🌅 High-level land rental market participation is still higher among the male-headed households
- 🌅 The gender disparities still remain but the gap between the gender group has reduced
- 🌅 Women empowerment through education is key in increasing women participation in land rental markets

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