

**Project Evaluation Series**

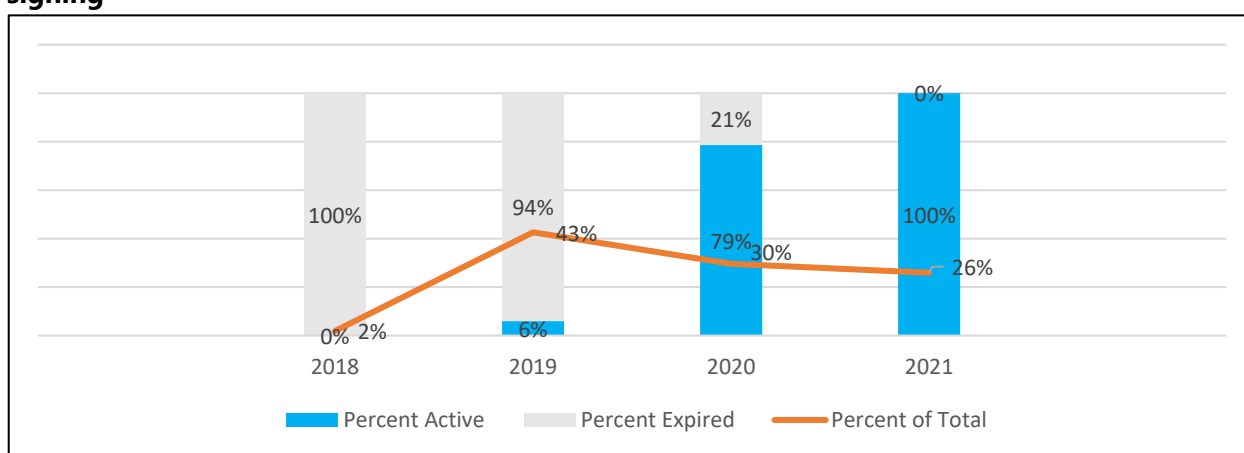
# **Evaluation of the project “Improved Land Tenancy in Sindh Province”**

**Project code: GCP/PAK/137/EC**

**Annex 8. Evaluation team analysis of the ILTS database on informal landlord-tenant agreements**

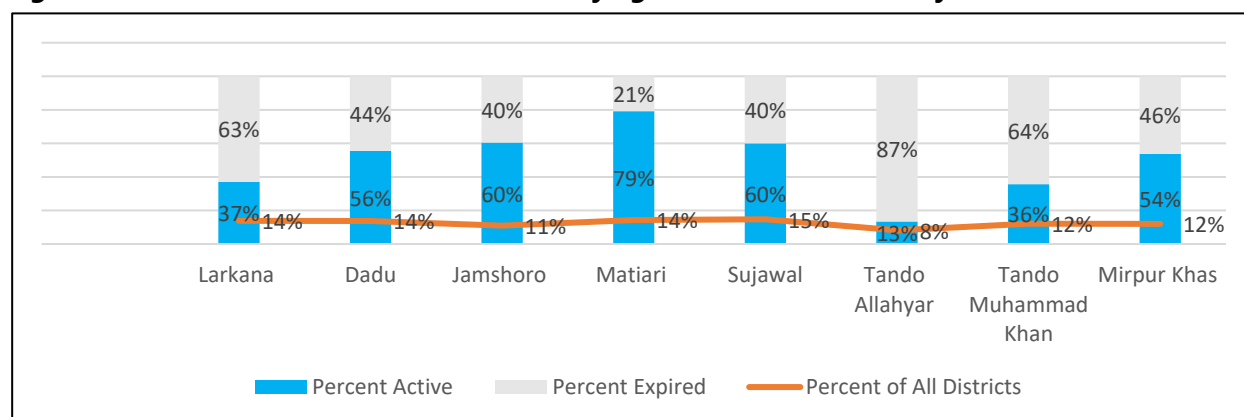
1. There are records in the database for 4 344 tenancy agreements signed between 15 October 2018 and 17 November 2021, for which information has been provided on the year and duration of agreement, whether the agreement is active or expired, the area of land under agreement, and the gender of the landlord and tenant entering into agreement. The database also includes information on the output and input shares of tenants and landlords for 1 905 agreements. The project does not have any analysis of this database.
2. Of the 4 323 agreements on which information on the year of signing is available, 43 percent were signed in 2019, 30 percent in 2020 and 26 percent in 2021. The database indicates that 52 percent of the agreements are active, and 48 percent expired. Greater proportions of the later-year agreements (100 percent of those signed in 2021) are reported as active (see Figure 1).

**Figure 1. Distribution of tenancy agreements facilitated by ILTS during 2018–2021, by year of signing**



3. Each of the eight districts accounts for 11-15 percent of the total agreements, except Tando Allahyar (8 percent). The proportion of contracts that is active ranges from 13 percent in Tando Allahyar to 79 percent in Matiari, with Dadu, Jamshoro, Sujawal and Mirpur Khas at 54-60 percent (see Figure 2).

**Figure 2. District-level distribution of tenancy agreements facilitated by ILTS**

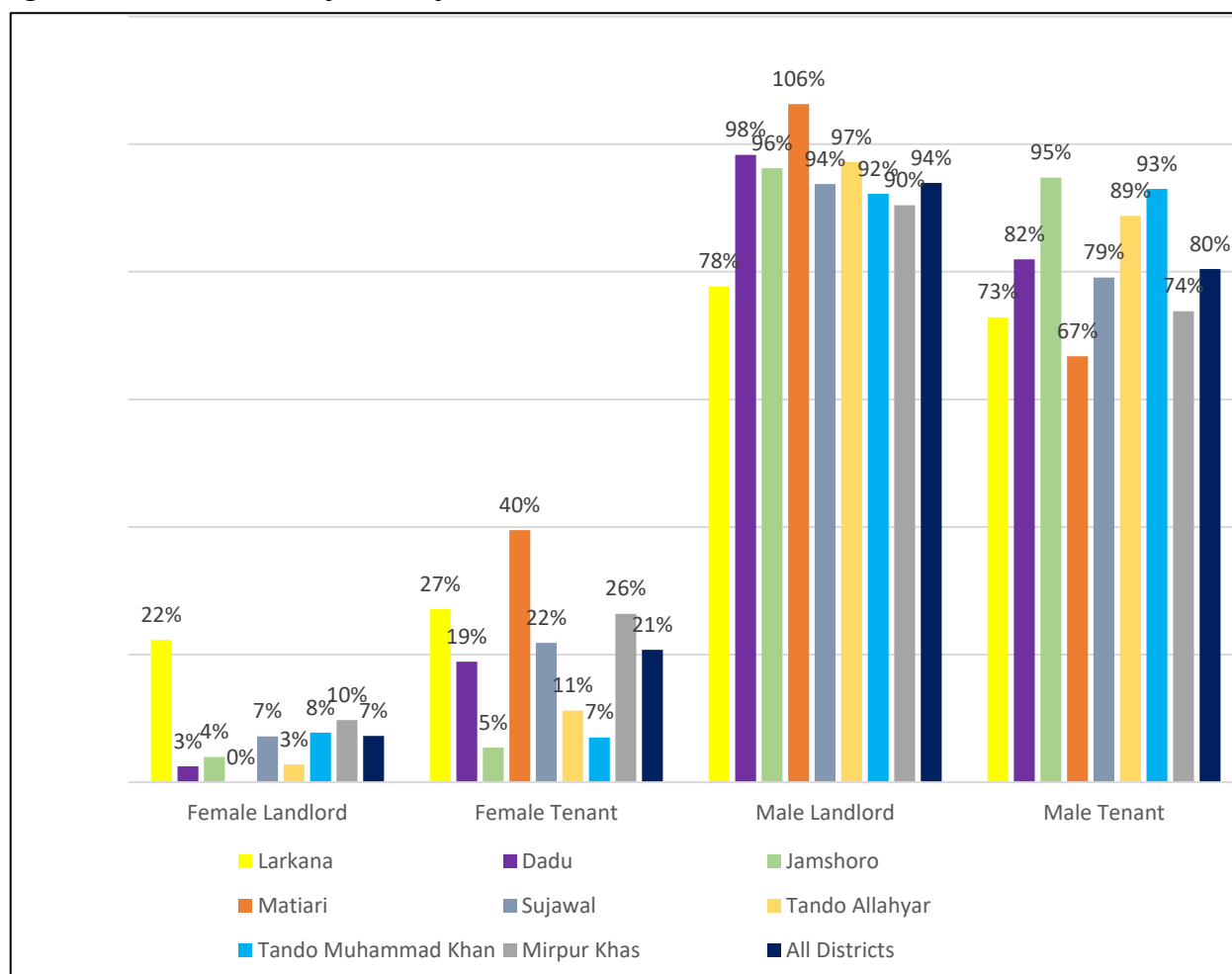


4. The database indicates that of those who signed the agreements, 7 percent of the landlords and 21 percent of the tenants were women. The proportion of women among the landlords is zero in Matiari and 22 percent in Larkana (see Figure 3).<sup>1</sup> Among the tenant signatories, the proportion

<sup>1</sup> There are discrepancies in the district-level information for five districts, including a large one for Matiari, that are shown on the last page of this appendix. These were conveyed by the evaluation team to ILTS, but not resolved.

of women ranges from five percent in Jamshoro to 40 percent in Matiari; it is 19-26 percent in Dadu, Sujawal and Mirpur Khas.<sup>2</sup>

**Figure 3. Distribution of female and male landlords and tenants among signatories of tenancy agreements facilitated by ILTS, by district**

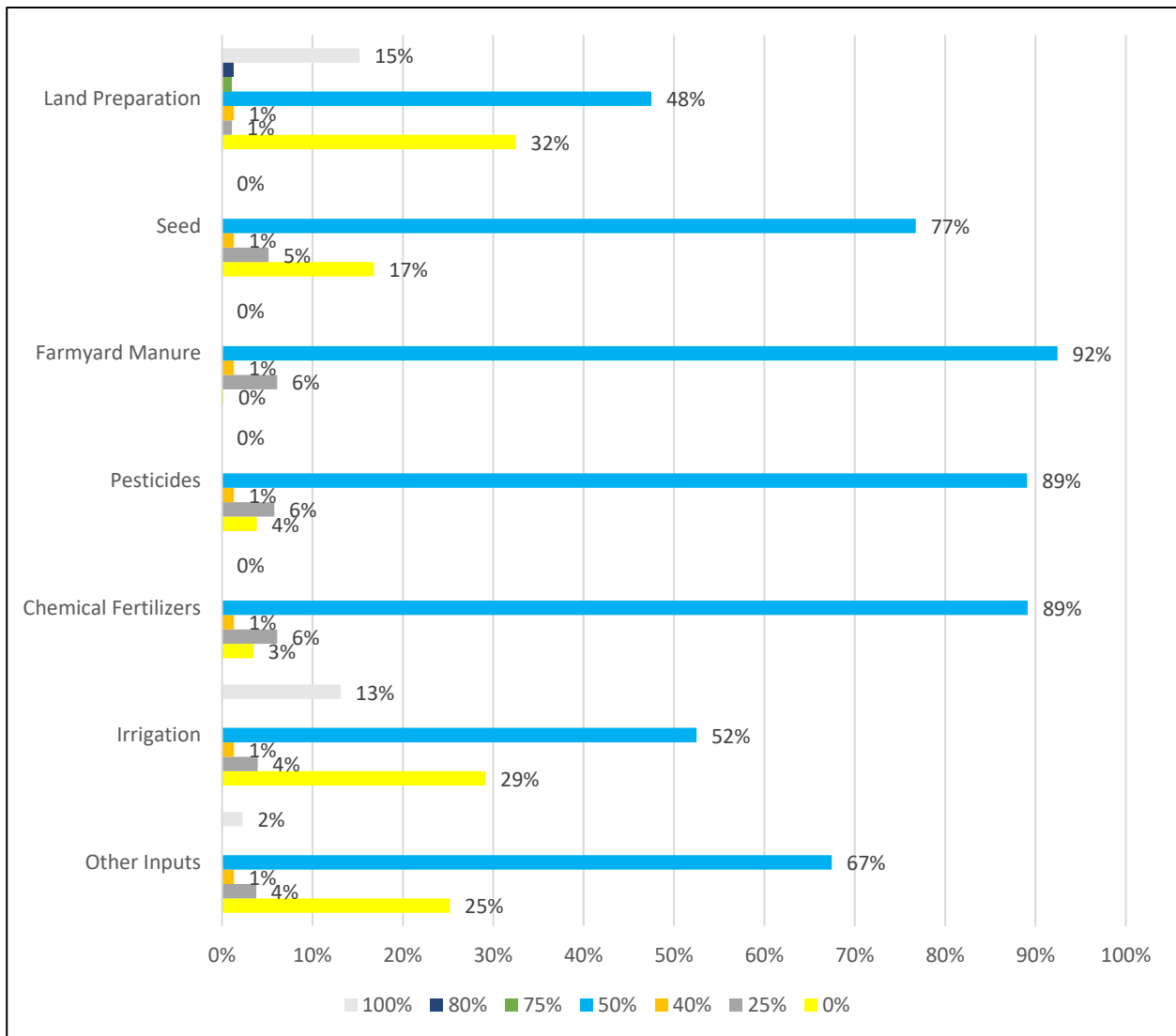


5. Of the agreements reported in the database, 94 percent (4 072 agreements) were for a period of two years, three percent each for six months and one year, and only three agreements were for a period of three years. A majority (63 percent) of the agreements is for an area of 0.5 to 2.9 acres (0.2 to 1.2 ha), and another 28 percent for 3.0 to 4.9 acres (1.2 to 2.0 ha).
6. Information on 1 905 agreements indicates a variety of cost-sharing arrangements for inputs such as land preparation, seed, farmyard manure, pesticides, chemical fertilizers, irrigation, and a category called "other inputs" in the database. The variety of arrangements is illustrated by the observations (illustrated in Figure 4) that:
  - i. the tenant's share of the cost of pesticides and chemical fertilizers is 50 percent in 89 percent of the agreements, and for land preparation and irrigation it is 50 percent in approximately half the agreements;
  - ii. however, in approximately one-third of the agreements the tenant's share is zero in the cost of land preparation and irrigation; and

<sup>2</sup> The evaluation team asked the project to explain the unexpectedly high proportion of women in certain districts. The project responses are reproduced in the last page of this appendix.

- iii. there are also instances of the tenant's share being 25, 40, 75 or 80 percent of an input's cost; the prevalence of 75 or 80 percent share is negligible.

**Figure 4. Distribution of female and male landlords and tenants among signatories of tenancy agreements facilitated by ILTS, by district**



- 7. There is greater homogeneity in output shares: 89 percent of the agreements stipulate the tenant's share to be one-half of the production. The share is one-fourth in six percent of the agreements, and zero or 40 percent in rare cases.

**Discrepancies conveyed by the evaluation team to ILTS and not resolved**

These are summarized in the table presented below.

**Table 1. Discrepancies noted by the evaluation team in the ILTS database on informal landlord-tenant agreements**

Data presentation			District							Total	
			Dadu	Jamshoro	Larkana	Matiari	Mirpur Khas	Sujawal	Tando Allahyar		Tando Muhammad Khan
Gender of landlord	Man	N	588	460	467	659	473	601	346	486	4 080
		%	97.5%	96.0%	77.7%	100.0%	90.3%	92.9%	97.2%	92.2%	92.8%
	Woman	N	15	19	134	0	51	46	10	41	316
		%	2.5%	4.0%	22.3%	0.0%	9.7%	7.1%	2.8%	7.8%	7.2%
Total reported by gender	N	603	479	601	659	524	647	356	527	4 396	
	%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Total agreements reported to be signed	N	598	478	601	620	523	641	356	527	4 344	
		<b>DISCREPANCIES IN BLUE, COMPARED WITH YELLOW</b>									

**Discussion with project on discrepancies and unexpectedly high proportion of women signatories**

**Issue:** There are some discrepancies in the district-level information for five districts, including a large one for Matiari, where two percentages add up to 106 percent, when the sum should not exceed 100 percent.

**Response:** We do not know why it is 106 per cent. Need to check.

**Issue:** The proportion of women among the landlords is zero in Matiari and 22 percent in Larkana. Among the tenant signatories, the proportion of women ranges from five percent in Jamshoro to 40 percent in Matiari.

**Response:** There could be listing issues in Matiari. There can be discrepancy in Matiari and Larkana data where the proportions are zero and 22 percent. Two of our female field workers resigned at an early stage because it was not easy to work there because of the difficulty they faced in dealing with big landlords. The ratio of big landlords is higher in Matiari.

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