

# An analysis of the positive and negative impacts of large-scale land-based investments (LSLBI) on local communities, especially on women, the key drivers, and suggestions for future investment initiatives in Africa

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## **1.0 Introduction**

Literature shows that large scale land-based investments (LSLBI) have contributed to growth of economies in Africa by providing a means to overcome the investment gap, provision of capital inflow, and increase foreign direct investment (Institute DUENE e.V, 2020). This narrative often comes from investors or government perspectives, and it excludes the impacts LSLBI has on local communities. These impacts range from environmental degradation and pollution, loss of lands and heritage sites, loss of livelihoods, changes in the socio-economic structure of local communities, and displacement without proper compensation. In many cases, acquisition of land for investment purposes occurs without community or land rights holders' consent.

Literature shows that large scale land-based investments distresses women more than men (Trocaire, 2020). In patriarchal societies, women and girls are exposed to greater risks and yet receive fewer or no benefits from such investments. For example, investors tend to offer local employment and trainings to men rather than to women under the gist that rural women are illiterate thus unable to get professional jobs, also compensation for the land and disturbance is mostly awarded to men because they are regarded household heads, and women often only hold secondary rights through their male relatives. Large scale land acquisition and deforestation can also dramatically impact women's access and use of land and forest resources. Additionally, in many communities, land is considered a men's agenda and women are not permitted to attend meetings to discuss such matters and, on the occasions, where they attend, they are not empowered to speak. This means that their views and interests are in most cases not considered by the leaders who are predominantly male during decision-making. In Africa, women are more economically active as subsistent farmers compared to men and interventions that limit community's access to land affects women more (IUCN, 2020:32).

Deciding whether to allow an investor to use community's lands and natural resources is one of the most important decisions a community can make. When negotiations are conducted fairly and inclusively, investments may result in the creation of jobs, provision of much-needed infrastructure such as schools, roads and clinics, and rental payments that have the potential to support the community's long-term prosperity and wellbeing (Namati, 2018). Where such positive outcomes occur, it is important to analyze and understand the women's perspective.

This report highlights findings from a study conducted on communities whose lands have been acquired for LSLBI purposes in Kenya, Ethiopia, Liberia, and Tanzania. Focus was on conservation initiatives in Kenya, agriculture in Ethiopia and Tanzania, and mining in Liberia. The report narrates land acquisition in the communities; the impacts of the investment on the local communities, especially women; the drivers of any positive impacts; the report also provides a comparative analysis of findings from the different countries studied.

### **1.1: Kenya Context**

Kenya has a total land area of 580,367 square kilometers and an estimated population of about 52.57 million people as at the beginning of 2019. About 68.9% of this population is rural. Estimates from the Ministry of land in Kenya show that more than 60% of land is unregistered community lands inhabited by the local population. In Kenya, communities comprise as many as 5,000 or more people living on lands as large as 20,000 hectares.

In Kenya, there is a rush to acquire land for wildlife conservation purposes. The National and Local (County) Governments have been very deliberate to support wildlife conservation through creation of national parks and reserves. The Government has also encouraged private conservancies, for example, Isiolo County Government is trying to pass a law which paves way for setting aside huge chunks of land for conservation purposes. National parks and reserves cover about 8% of the country's land surface, while about 160 private conservancy projects occupy about 11% of Kenya's land (Tyrrell. SORALO.

2019). Of the 160 conservancies, 110 are operational, 42 emerging and 8 proposed. 76 are on community lands. Each conservancy sitting on over 5,000 hectares of land. Besides wildlife conservation, the key driver for creation of these private conservancies is profit making through eco-tourism, these conservancies therefore qualify as investment initiatives. In Kenya, the study focused on communities whose land has been acquired for conservation purposes.

In Kenya, many local communities deliberately deprive women of their land rights under the gist that women will eventually get married and so it isn't necessary to accord them equal rights with men who are expected to live in the communities much longer. Young women are expected to eventually get married and then go to live with their husbands, while divorced women are in many cases not welcome back home/to their communities (after marriage, divorce isn't considered a likelihood). Elderly-unmarried women are sometimes seen as failures who don't deserve the right to control land. For example, in Laikipia County where land is held communally by communities, women accounted for less than 9 per cent of the registered members – which is far below the constitutional threshold of not more than two-thirds gender representation (LANDac synthesis report. 2018).

### **Overview of communities studied in Kenya**

The communities studied in Kenya live on community lands which they hold communally.

- **Iingwesi Community:** Iingwesi is a community of over 10,000 members with about 16,500 hectares of land, located in mukogodo in Laikipia county, north of Mount Kenya. Iingwesi community has seven sub-units (villages). The main forms of livelihood are livestock keeping and eco-tourism from conservation. The area is an important sanctuary for the critically endangered black rhino. Iingwesi wildlife conservancy was created in the community in 1996, it occupies 9,470 hectares of the community land.
- **Musul Community:** Musul community sits in mukogodo west, Laikipia county, occupied by the Ildigiri sub-tribe of the mukogodo Maasai. The community practices livestock keeping as the main source of livelihood. The community consists about 4,000 members owning 2,642 hectares of land. In 2004, Musul and nine neighboring communities agreed to create a conservation area with the help of the Northern Range Lands Trust (NRT). The Conservancy covers 47,740 hectares of Community Land from the nine communities, namely; Koiija, Kijabe, Tiamamut, Ilmotiok, Nkiloriti, Munishoi, Musul, Ilpolei and Morupusi. All Musul's community land is under Naibunga conservancy. The community members in Musul co-exist with wildlife.

### **1.2: Ethiopia Context**

Ethiopia is a diverse country in terms of geography, ethnicity, linguistics, and livelihood systems. Unlike in Kenya, the study focused on private land holders in Ethiopia. The country has approximately 80 ethnic groups and encompasses an area of 111.5 million hectares, of which 74.3 million hectares are suitable for agriculture, but only 14.6 million hectares are utilized by smallholder farmers (Mahlet, 2012). Ethiopia has a particularly favorable investment climate in various sectors, especially for international investors. (Dessalegn, 2011; MAI, 2012). According to the Ethiopian constitution, land is owned by the state and the people rather than private individuals or communities. This situation facilitates allocation of land to the investors. Policies on income tax, capital requirements for investment, repatriation of profits, import duties and land lease rents are all seen by many as favorable for private investment.

### **Overview of investments studied in Ethiopia**

- **Habesha Breweries Share Company (“Habesha”)** is one of Ethiopian's well known brewing companies. Habesha was founded in 2009 by local Ethiopian investors. The company is currently owned by Swinkels Family Brewers Holding N.V. (60%), 8,000 local shareholders (30%), and Linssen participation B.V. (10%). The company began operation in 2015 with a

capital of 470 million birr (10 million USD) and plans to expand; its plan was to create employment opportunities for 200 permanent and 600 temporary local communities. It created employment opportunities for 115 temporary and 147 permanent staff. The investment took farmland from local farmers. It is currently at operation phase.

- **One way textile and garment manufacturing** is a private company owned by investors from China. The company started working in 2020 with initial capital of 858 million birr (18,300,000USD). Before establishment, the company planned to create permanent job opportunities for 1260 local people. It was established by taking farmland from local farmers and it is currently at operation phase.

### 1.3: Liberia Context

Following the cessation of the war and the return of normalcy to the country, new land concession agreements were granted by the Government of Liberia (GoL) to foreign companies predominantly for the establishment of huge plantations for palm oil production and exploration of other mineral resources for the international market. However, in Liberia women mostly have access to land through their relationships with men (husbands, brothers, or sons). This hugely affects their ability to control and participate in decision making over land and natural resources.

Despite the internal conflicts that arose with the recent land concessions in Liberia, the reputation of Liberia's concession policy is quite outstanding. The policy is regarded as progressive and provides for mechanisms to strengthen local content such as capacity building for Liberia's local workforce, environment protection, and benefit sharing agreements between investors and local communities. One of the concessionaires, Equatorial Palm Oil (EPO), came to the following conclusion: "Liberia's concession agreements are recognized as being among the most rigorous of such agreements, containing clear performance requirements for business practices, the development of Liberia's workforce, the participation of traditional landowners and subsistence farmers, and significant contributions toward national programs for food security, health and education. Equatorial Palm Oil says their concession requires them to commit to social involvement and environmental protection (Equatorial Palm Oil 2012, 7), this view was also held by the academic study of International Institute for Environment and Development (IIED), which closely examined 12 cases of land grabs in Africa. "Three contacts from Liberia stand out for their more flexible duration, their clearer identification of the land being transacted, their more specific investor commitments on jobs, training, local procurement and local processing, their greater attention to local food security, and their tighter social environmental safeguards." (Cotula 2011, 2).

Women in Liberia still struggle to be able to actively participate in the control of land and natural resources, this is attributed to highly patriarchal cultures in Liberia. A lot still needs to be done to bring women at the same level as men with regards to land control and decision making.

### Overview of communities and investments studied

- **The Kinjor and Larjor Communities** are in Garwular District, Grand Cape Mount County, Western Liberia. These communities were founded in the 1950s and had long occupied their traditional land space until around 2007 when the government found that their land is rich with huge deposit of gold mineral. The communities were relocated and resettled in New Kinjor which is situated on 150 acres of land purchased by the Aureus Mining Inc. The investor with help from the Government categorized the affected community member basing on how affected they are by the investment project. They created two categories of residents officially living in New Kinjor, the Yellow Paint Card Holders and the Blue Paint Card Holders. The 322 Yellow Paint Card Holders are prime beneficiaries while the 265 blue paint card holders are the indirect beneficiaries according to the company Community Relations and Government Reporting Manager, Mr. Rexford C. Sartuh.

- **The New Liberty Gold Mine** is located within the Southern Block of the 100% owned Bea Mountain Mining Corporation's mining area. The license covers 478 km<sup>2</sup> and has a 25-year, renewable, Mineral Development Agreement (MDA). The Bea Mountain Mining Corporation's mining license also hosts additional gold projects of Ndablama, Gondoja, Weaju and Leopard Rock, which are the focus of exploration programs since 2016.

#### **1.4: Tanzania Context:**

There has been a land rush to accommodate large scale land-based investments in various parts of Tanzania. Several issues have emerged as a result and they include issues of land availability and access, compensation, rights of locals, benefit sharing models and environmental concerns.

#### **Overview of investment studied in Tanzania**

Below is a quick overview of the investment projects studied in Tanzania.

- **Kilombero Plantation Limited (KPL):** This investment is situated in the Mngeta area, Kilombero District, Morogoro region with a farm size of 5,818 hectares (ha). The farm is used for large-scale rice and maize production and small-scale vegetable farming for the employees. The farm is bordered by six villages namely, Luvirikila, Mkangawalo, Ijia, Isago, Mkangawalo and Lukolongo. Apart from producing in large scale, the investment works with small scale farmers in an out-grower model for Rice Intensification (SRI) technology. These small-scale farmers acquire land through lease from the investor on a seasonal basis and get linked up with financial institutions to secure credit which is given in form of farm inputs. This investment system commenced in 2012 after the investors were granted farms that had been previously owned by Korean Tanzania Agricultural Company (Kotaco).
- **OVENCO Investment in Kisarawe:** This investment is located at Mtamba Village, Kisarawe District within the Coastal region. It commenced in 2019 and is still ongoing. The Investor company is Edha Awadhi and trades in the name of OVENCO. The company deals with cattle farming and fattening. The Investor utilizes the area by establishing camps for keeping cattle according to their growth stage. The area is also divided into grazing areas. The Investor has not managed to utilize the whole land thus some of the land is still covered with jatropha plants. Historically the investment land was acquired by Sun Biofuel Company (UK based) from 11 villages to cultivate jatropha which was to be used as a source of biofuels. The project never materialized, and it was closed in October 2011 due to precarious financial conditions. The title is still held by Sun Biofuels. The land was acquired for jatropha farming, however the succeeding investors, Mtanga farm and Ovenco Company are dealing with cattle keeping instead.

## **2.0 Objective of study**

Different stakeholders including Governments, investors, and CSOs are currently working to ensure that large-scale land-based investments benefit the local communities who hosts them. Inclusive and responsible large-scale land-based investment is the quest which stakeholders want to answer. While different literature has highlighted the impacts of investments on local communities, this study's main goal is to document experience from the local communities on land acquisition for investment purposes, their involvement, and the impacts registered and their drivers. This report also include a comparative analysis of the context in the different countries.

Much as large scale land-based investments (LSLBI) may have different impacts based on the different characteristics of the communities which host them and the type of investment venture. The study focused mostly on the impacts as reported by women across the studied communities. The difference in context and investment types across the different countries provided a basis to do a comparative analysis.

## **2.1 Specific objectives of this study are.**

- Document the investment projects in the target communities and the process of land acquisition to understand how the local community members, especially women were involved in the project start-up stages.
- Document how involved the local community members currently are in the investment project, the positive and negative impacts they can highlight, and what they articulate as the enablers for the highlighted impacts.
- Document the responses specifically highlighted by the women regarding the impacts of the investment projects.
- Document a set of suggestions for future investments in Africa.
- Conduct a comparative analysis of the finding across the different countries.

## **3.0 Methodology**

Considering the small-scale nature of the study, the team from Kenya, Ethiopia, Liberia, and Tanzania held several virtual planning meetings and successfully developed a set of mini questionnaires to carry out the field level exercise. The questionnaire was further reviewed by each country team to contextualize it. The following stakeholders were considered as respondents for the questionnaires; local community members, especially women; staff of the targeted investors; and key local government officials. The research team in each country undertook Key Informant Interviews (KIIs), Focus Group Discussions and in-depth individual interviews. The FGD was used to hold interview with selected 10 women and 5 men per community. The KII was used to interview key community leaders such as the town chief, youth leader, women leader, paralegals, District Commissioner, Superintendent, key staff of the company and the local Land Administrators.

The communities were selected based on the following criteria:

### **Selection criteria for target communities.**

- Local communities whose land has been acquired for LSLBI purposes.
- Investment projects whose reports can be quickly accessed – either from investor or government, or both.
- Accessibility, communities which can easily be accessed for interviews.
- Communities which are less hostile and willing to talk about the investment projects on their lands.
- Projects which have been reported to have caused outstanding positive or negative impacts on the local communities.

The following criteria was used for identification of respondents:

### **Selection criteria for individual respondents.**

- 10 adult female and 5 adult male community members who have lived in the community prior and during the entire investment period, and are willing to actively participate in discussions concerning the investment,
- The chosen women and men being knowledgeable and aware of the history and dynamics of the community and demonstrate the urge to speak out about the investment.
- One Government officials and one investor officials working closely with the local community members.
- One Key Informant who is knowledgeable about the community and the investment project.
- Respondents willing to commit up to 45mins for a one-on-one interview

## 4.0 Findings from each of the countries

### 4.1: Findings from Kenya

**Ilingwesi Community:** In the mid-1990s, Ian Craig, a prominent private conservationist in Kenya and proprietor of Lewa Wildlife Conservancy, which neighbors Ilingwesi community approached them and shared the conservation idea, he would subsequently support the establishment of Ilingwesi conservancy. Ilingwesi would then become the first community to have a conservancy in Laikipia. There is a Board of Directors (BOD) which comprises six local Maasai and one non-community/foreigner (regarded a prominent conservationist), and a Community Land Management Committee (CLMC) which comprises of 15 members (four women and 10 men). The CLMC manages the day-to-day affairs of the entire community land while the BOD oversees the management of the conservancy and eco-lodge. The eco-lodge employs 10 staff (four women and six men). Also, the conservancy employs a total of 22 armed rangers (all being men) who patrol the protected areas to foster security and keep poachers away.

The Maasai are regarded conservationists considering how they co-exist with wildlife. Therefore, the idea to create a conservancy was not entirely a foreign concept and was quickly accepted by the leaders especially for the associated monetary benefits.

Below is a detailed articulation of the impacts of the conservancy as described by the interviewed community members.

- **Consultation during project inception and establishment:** Considering the highly patriarchal culture of the Maasai people who dominate Ilingwesi community, consultation, and acquisition of consent to give part of the land was done with men (elders/leaders) without women participation.
- **Involvement during project implementation:** Once the conservancy was created, the community was supported to identify and elect leaders to manage it. Currently, the community land leadership is the supervisor, while the eco-lodge has a clear management structure. The community land leadership also manages the protected area and oversees the armed private guards who patrol the area. Meanwhile, until, around 2016, only men had their names in the community register and sat on the community land leadership committees, but this started to change after especially the passing of the Community Land Act of 2016 which clearly provides that all members irrespective of their gender needed to have their names added in the community register. Currently, women, especially widows have their names added to the community register, that means they become bonafide members. Also, because of the requirement of the Community Land Act, a third of the community land leadership committee is comprised by women, they sit at the decision-making meetings but sometimes their opinion is overlooked. IMPACT, an NGO which works with the community has also been pushing the men to embrace more women leaders. Of recent, the community is beginning to be more deliberate, the women leaders have been taken on trips to see how other conservancies are being managed. They are taken to the lodge to acquaint more with how it is managed, also there have been deliberate sessions to run them through their community's history so they can become more patriotic. This has increased their involvement in the operations of the conservancy.
- **Marginalization:** Much as more women are becoming leaders and the situation has generally improved, the number of men is still higher than women. Also, considering the heavily patriarchal cultural background, the women leaders are not yet able to push for consideration of their opinion at meetings. The women reported that they still feel marginalized.
- **Intra-community conflicts:** Some community members reported that they feel that the BOD overrides the CLMC's decisions and seems to be perpetuating a hidden agenda. For example, the BOD urged the CLMC to construct a fence for a rhino project without seeking for the wider community members' approval, a significant number of community members rejected, and the project stalled. There seems to be a faction of community members who support the

conservation idea while others don't, this has sometimes caused intra-community conflicts. Those who are against the conservancy say that either their community leaders were dupped to accept the project or the project was hijacked by outsiders (through the BOD). That the benefits the whole community gets is way smaller than what they expected and doesn't match the land they gave up for the conservancy.

- **Inter-community conflicts:** Iingwesi community has had heated conflicts with neighboring communities, this mostly stems around access to pasture. The conservancy set aside protected areas which members are not allowed graze on. However, in drought neighboring communities seek to access the pasture in the protected areas leading to occasional fatal conflicts.
- **Compensation:** The community leaders were told the project would be theirs and so they didn't need a compensation. Therefore, no compensation was awarded to any community member.
- **Land tenure security:** The women and men interviewed mentioned that they feel that the project has exposed their land as viable for investment, they fear for their land being grabbed or their leaders being corrupted.
- **Benefits:** the community members highlighted the following as the benefits, both positive and negative they get from the conservancy.
  - Of the over 10,000 members of Iingwesi community, only 32 have received direct employment and only 4 of the 32 being females.
  - The conservancy constructed a community water project which benefits a significant number of community members with water for domestic use as well as for their livestock.
  - The conservancy management has created a women credit and saving scheme which has ventured in beadwork, greenhouse flower growing, and aloe projects as means to make money. The scheme benefits over 100 women from the community.
  - Five clinics constructed in the community to provide medical services.
  - One primary school built in each of the villages, and two secondary schools built in the community. About Kshs1,500,000 (\$15,000) is given annually as bursaries to students from within the community.
  - Roads constructed by conservancy management in the community for eco-tourism purposes have also benefited the wider community.
  - The routine patrols by the conservancy guards have improved security by reducing conflicts with neighboring communities.
  - Provision of conservancy cars during emergency cases.
  - On the flip side, the conservancy has also negatively affected the community members' main source of livelihoods (pastoralism) due to increased restrictions on movement of livestock. Restriction of movement has been a leading source of conflicts with neighboring communities too. The youths' involvement in these conflicts has led to them being painted as radicals and primitive, this has negatively affected their reputation and opportunities in community leadership. Also, many decisions are made in a top-down manner from the BOD to the community leadership. This has instead perpetuated conflicts, and distrust among the leaders.
- **Iingwesi women's advice for future investment projects:** The women highlighted the following ideas as enablers for positive impacts in investment projects.
  - Community members normally strongly embrace investment ideas which are their own and not externally born. They mentioned that women need to equitably participate in conceptualization of investment ideas since they depend most on land and natural resources and hence would bring a rich perspective to inform and shape potential investment plans.
  - There should be deliberate measures to employ women in numbers equal to men. All investment projects should include deliberate measures to train and build the capacity

of women to take on direct employment just as men. Also, to support women participation, all investment projects should provide easily accessible sanitary facilities.

- Meetings to discuss land dispensation and other high-level issues must be attended by all community members, including women.
- There should be a democratically elected liaison committee which links the community and the investor. Women must comprise more than 30% of such liaison committees.
- Deliberate initiatives for women empowerment, such as, women economic groups, women leadership groups, etc. must be included in project designs.
- Clear communication with neighboring communities, once neighbors are knowledgeable, it is likely they will not indulge in conflict generating activities.
- An investment project should include the following benefits for community members, education and employment opportunities, improved security, infrastructural development, and clear communication lines between investment project and community members.

**Musul Community:** The conservancy was established in 2004. Northern Rangelands Trust (NRT) brought together nine neighboring communities, Musul inclusive and persuaded them to create a conservancy. The Conservancy covers 47,740 hectares of Community Land from all the nine communities. All Musul's community land is under Naibunga conservancy. The community members in Musul co-exist with wildlife.

Below is a detailed articulation of the impacts of the conservancy as described by the interviewed community members.

- **Consultation and involvement during project inception:** The conservancy is part of a larger project spanning nine communities. Considering the cultural background of the community; men, and leaders were the ones involved at the inception stage of the project. Women were not involved.
- **Involvement during project operation:** Nowadays women are part of the conservancy and community land leadership committees and participate in decision making and voting. But the women say that some male leaders still undermine their opinion, and that more effort needs to be done to empower more women to take up leadership.
- **Marginalization:** The women interviewed stated that women are the most marginalized group, much as they have started taking up leadership positions through reserved leadership positions (affirmative measure - no more than two-thirds of any committee should comprise one gender), they are not empowered enough to influence decisions, male leaders still don't fully respect their voices. Also, all conservancy employees are men, so women have totally been marginalized. All the directly employed community members are men.
- **Compensation:** No compensation was given, instead the community members were promised benefits such as employment. The interviewed respondents mentioned that they weren't compensated and yet they barely have any tangible benefits from the conservancy. Some community members have adopted growing of crops but have been facing a challenge of destruction of crops by wildlife.
- **Benefits:** Below is a breakdown of the positive and negative impacts as narrated by the interviewed members.
  - Employment, however, this benefits men (especially male youths) only. The conservancy directly employs four men from Musul community. Also, two men and one woman sit on the Board of Managers, but these positions are voluntary and not direct employment opportunities. The conservancy leadership says that the jobs which the conservancy offers such as guards and construction are better suited for men.
- **Musul women's advice on the enablers for positive impacts in investment projects**

- Investment project should provide direct employment to local community members, women to benefit in same numbers as men.
- Should lead to infrastructural development in the community, schools, hospitals, roads, etc.
- Should improve the livelihoods of the community members, especially women should benefit economically.
- Should have a clear management structure, with clear communication lines between investor and community members.

#### 4.2: Findings from Ethiopia

The result of the assessment indicated that the perception of interviewed government representatives and investor staff aligned quite well. They both considered the investment as directly benefiting the local communities without any negative impacts. In contrast, the perspective of local communities as presented in table 1 and table 2 (Annex) differs from the perspective of government and investor staff interviewed in a way that, they experienced both positive and negative impacts of the investment and the perception of the impacts varies among the different genders. As it was claimed by the government and investor, the company (Habesha Breweries Share Company (“Habesha”)) indeed positively affected local community in Tebasse community in terms of providing social benefits such as clean water, clinic, police station, the construction of roads, electricity, provision of car during emergency and death, increasing farm income through provision of water for irrigation that enables the community to cultivate twice a year and fattening to their cattle by using wasted yeast. Job opportunity was also given to few men and women in communities; however, they were employed only at lower work positions. The result revealed that for Tebasse community, the positive impact varies among different gender groups and different age gaps. Some of the positive impact for young women was the provision of clean water which improves the health of their children from water-related disease. Furthermore, the access to electricity that benefit their children to study at night also perceived as major positive impact of the investment while, elderly women appreciate the provision of car during death or emergency.

For Female farmers provision of clean drinking water source is the main benefit because they travel a long distance to get water, which was unsafe but currently they have clean water anytime they want, and it was a basic problem that the investor addressed. The most positive impact mentioned was increased farm income.

Whereas, in Angolela community where One way textile and garment manufacturing is operating, both man and female claim that the investment leads to negative impacts such as water pollution and related death of their sheep and cattle, bad smell and related health problem, low level employment opportunities with low wages was created for the local communities and farmland was taken thus they are struggling to survive.



*Fig. 2 Poor wastewater management and related environmental pollution by one way textile and garment company*

In Angolela community, government representative and investor were mainly listing job creation opportunities for 1500 local women as the apparent direct benefit. The women sow, mark, cut, and stitch the garments being made. However, it was not perceived as a positive impact by female workers, they say the payment is extremely unfair and they are not properly treated regarding leave days and are working on weekends. Additionally, they claimed that they did not even have toilet within the company, and they don't have sufficient time to rest during the workdays. Moreover, the local communities indicated that high level jobs were given to people from another town rather than people from local community



*Fig.3 Female focus group discussion in Angolela communities*

In both communities the female farmers rarely participated in different phases of the project and their decision-making power over land is low while males dominantly participate and take part in the decision-making process. In both communities, compensation was paid as it was set out in Ethiopian law, but the community members were not contented with it. Related to reception of the compensation money, both men and women received however, as heads of the households, men retained all the decision-making power over the money.



*Fig 4. Men focus-group discussion in Tebasse community*

Corporate social responsibility is an important way for communities to have benefits at the local level. However, informants suggested that good practice by investors for instance in case of Habesha brewery was the exception rather than the norm. Usually, actions like provision of schools or clinics are not specified in contracts and are certainly not checked as part of the monitoring system. According to the local community people, provision of social service needs to be part of the formal criterion to rate investment when investment is allowed. Investors setting a meeting with the local communities were not to discuss on the overall aspect of the investment rather it was just formality and to let the communities know that they will take the land

### **4.3: Findings from Liberia**

#### **Signing of MDA without the FPIC of the Communities**

One of the major findings was that the government and the company had already agreed on a Mineral Development Agreement (MDA) in 2001 and later ratified in 2013 without fulfilling the Free, Prior and Informed Consent of the affected communities. This has seen flashes of conflict between the communities and the company over the years.

#### **Signed MOU between the Company and the Communities**

Prior to the full-scale production operation by the company after signing the MDA, the communities demanded the space for a dialogue to draft an agreement that would ensure they benefit from the investment too. The agreement or MOU signed with the company is referred to as a Resettlement Action Plan (RAP). The MOU took this form due to the government exercising its rights to Eminent Domain by evicting the communities from their traditional land inherited from their forefathers. The company undertook exploration for over 10 years and found out that the Kinjor and Larjor Communities were

residing on huge gold deposits. The RAP is a document comprising all the major commitments promised by the company to the communities. Some of these benefits include a construction of modern housing facilities that accommodate all 325 affected families, modern schools up to high school level, a modern clinic, employment opportunities and paved roads, among others.

### **Limited space on the new land the community members were offered, and their demand for relocation to larger portions of land.**

The company and the government decided to relocate the communities to a newly purchased land for residency, leaving their traditional inheritance behind. According to about 82% of the residents interviewed, they were transferred to a 150-acres of land which is so limited in size to accommodate the 322 affected family households. This has severely affected their ability to plant crops, build houses, and practice their livelihoods. Women now must travel over 2 hours into the Gola land in search of land and negotiate with private landowners to continue their farming activities. The women leader of Kinjor community, is quoted as follows: *“One of the problems the company has brought to us women of this community, is the land issue. Since we were removed from our traditional land and brought to this new area, farmland has been very difficult for us, we no longer engage in large farming activities because the land space is not enough. As a result, we now depend on small businesses and the little empowerment the company give us to feed our family”.*



Fig 5: Picture of clinic donated by Kinjor.

### **Employment Scheme for Women**

According to the Head of Communications and Corporate Affairs of the company Mr. Sheik Suni, and community members, the company has provided permanent job opportunities for about 50% of the women. The company also created a micro-loan scheme for the women. Since 2018, the company has provided over 2 million Liberian Dollars (about 13,000 USD) to the micro-loan scheme as a way of empowering women economically. Women use the micro-loan scheme to establish small businesses, support their children’s education and invest part of the money in their locally established Village Saving and Loan Association (VSLA). The VSLA is a small saving club established by women to save some of the income generated from small business over the period of 12 months. Other women also utilize the loan to engage small farming and gardening activities as an alternative source of livelihood. In addition to this, the company has outsourced its catering services to the women groups. The women are organized in groups of 33 members. The groups provide the catering service on a monthly rotational basis. They provide food to feed the companies over 500 workers daily. Through this program, the group accumulates about 20,000USD monthly and shares among their members.

### **Limited employment Opportunities for the Larger Population**

Despite the feeding program employed by the company to empower women economically, a large amount of the population continues to remain unemployed. According to community members, most of the jobs are given to Liberians who travel from Monrovia and other parts of the country, on grounds that they are qualified.

## Other Fulfilments by the Company



*Fig 6: Picture of housing units constructed by investor.*

To date as promised in the RAP, the company has completed the construction of the housing facilities by 90% for the 325 affected families of the community, a modern market building, a modern clinic successfully constructed and a primary school.

## 4.4: Findings from Tanzania

The following were the positive impacts which were pointed out by different stakeholders about Kilombero Plantation Limited

- *Presence of the company has brought employment opportunities;* According to the women and men interviewed, the project has not only benefited the men and women who are employed by the company but also those who have relatives working for company. Also, according to the district council official interviewed, the presence of the investor has brought employment opportunities to the local community (both casual laborers and permanent workers) which has led to improved income at household level and improved standard of living.
- *Impact on other businesses and transactions.* According to the district council officials the investment has had a positive impact on other businesses and transactions. For instance, the employees of the investing company bought from the local village foodstuff such as rice, bananas, and fish. This has increased the revenue of the district council through tax collection which enables the authority to support development activities in the entire district.
- *Improved provision of other social services such as education and health care services.* According to the district council and the village government, the investor played such a significant role through construction of Mbasa primary school and the health services in Mkangawalo village and the health center near the investor's farm. This has resulted into improved provision of health services together with primary school education at the district. The number of student enrolment into primary education in the district has increased because of the construction of the new school. The Village government commends the investor's contribution in the construction of houses for health care workers by providing 3000 building blocks. Furthermore, the investor has taken part and participated in various social and religious events in the village a gesture that is recognized and appreciated.
- *Increased tax collection:* The village government has benefited from tax collected when the investor is taking cattle outside the village for selling purposes. Out of all collected revenues by the District Council the village receives 20% which is then used for various village development activities. However, since the leaders are mostly men, women tend to have very little influence on what eventually becomes the priority for such monies.
- *Employments to the villagers;* Men and women interviewed mentioned availability of temporary employment offered by the company during weeding of farms which were operated by the investor. Most women got opportunity to be employed during weeding of the investor's farm compared to men. This is because weeding is being done locally in the way women are used to.
- *Increased income to the villagers;* Villagers also leased their houses to investor's employees thus enabling the villagers to generate income through the rent they collect.
- *Construction of physical infrastructure;* District council mentioned that the investor has helped in construction of access roads for reaching newly developed areas of Mbasa and Mkangawalo

villages. Construction of a ditch to the nearest riverbed to help residents of Mkangawalo village. Providing clean water to project affected people in villages which has led to improved hygiene and reduce incidences of water borne diseases.

### **Perception of the negative impact by different stakeholders at Kilombero Plantation limited**

- *Boundary disputes*

Village leadership complained about the claims of boundary conflict with the adjacent village of Ijia. The Investor (KPL) Company claims that the land in dispute belongs to her as per the map which shows demarcation and size of the farm. On the other hand, the village leadership together with the interviewed men and women claim that the land in dispute is their ancestral land and they have been using it ever since. This has resulted into a misunderstanding between the company and villagers

- *Leasing of the land to the villagers gives a negative connotation to the villagers*

The investor leases part of the land to villagers to cultivate under the System of Rice Intensification (SRI) out grower scheme. where the prices range from equivalent to \$30 per acre for farmers who are part of the SRI system, equivalent to \$50 per acre for other farmers not under SRI scheme and up to the equivalent to \$1750 for 50 acres block of grazing land. There was a negative reaction from both men and women who were interviewed. While they have a scarce land, they were aggrieved to be leased farms by a foreign investor. Some who had consulted the legal aid claimed that this practice amount to sub-leasing which is illegal if done in absence of Government consent.

- *Women's rights and discrimination*

Most of the families have male household heads, it is normally the household head who controls the family's finances. In the context of leasing where some costs are associated, women are disenfranchised. Most of them could not afford to pay the leasing cost. Also, women who are not head of families did not receive any compensation. The company formed outgrow scheme groups, but these groups were mostly composed by men who took the opportunity while women were not aware.

- *Compensation claims*

Women complained that compensation which was monetary and in other instances housing was paid to mostly men who are the head of families. Very few women received compensation, those who were heads of their households. Due to patriarchy, some men who received compensation did not involve their spouse until they squandered all the money.

Men complained that the compensation given was small and inadequate compared to the actual value of their land.

Men and women complained that the two bedrooms houses which were built outside the investor's land were very small for a big family and the condition that they can only reside and not dispose it in any form limited their use of the houses.

- *Biased employment*

Opportunities for employment did not practically benefit the locals as the agreement between the investor and villagers stipulated. The interviewed men and women claimed that employment opportunities by the company were for the very educated people. Villagers could not compete for high paying jobs in the company therefore a majority of those who got permanent employment came from outside the village. In addition, women were more vulnerable in terms of employment since men were favoured in the employment opportunities involving operation of machines.

- *Community projects*

The investor built a health centre at the village, However, despite the good health services offered at the health centre, the services are very expensive compared to the cost of the services at the government or church health centres in the nearby villages. So, majority of the community members have resorted to

going to the government and church founded facilities while the facility built by the investor is reserved for the wealthy most of whom come from outside the community.

- *Investor respecting the agreement with villagers*

The interviewed men and women held the ground and view that the investor was not respecting the agreement they have with the villagers. One example was on issue of Community Development Fund equivalent to \$25,000 which the investor had agreed to pay each year. The investor gave the contributions accordingly in 2011 and 2012 only, whereby in 2013 the investor refused to give the funds on account that the company had incurred losses. The Investor has promised to resume making such payments once it starts realizing profits something which villagers can't monitor.

**Perception of the positive impact by different stakeholders at OVENCO Investment company in Kisarawe:** Due to the changes from the plan to cultivate jatropha in a large scale which the preceding investor, Sub biofuel had to subsequent exploitation of a portion of the land to keep cattle by the current investor, OVENCO Investment company, respondents mentioned few positive impacts such as

- The Kisarawe district council where OVENCO investment company is located enjoys the land rent which the company pays each year although the documentation of the Investment land still bears the name of the first Investor (Sun Biofuel) the former investor.
- Few men have been employed by OVENCO investment company to tend the company's cattle.

**Perception of the negative impact associated with OVENCO Investment company by different stakeholders in Kisarawe**

- The former company Sun Biofuel never continued with investment; all the operation stagnated. Since the community members had hoped for development such as employment, roads, and other infrastructure from Sun Biofuel, the stagnation meant that their aspiration had stagnated too and yet the land they depended on for livelihoods remained unused.
- There is a shortage of land within the district, the village government is promising the villagers to initiate the process where the investor's title will be revoked thereafter the land will be given to pastoralists.
- No women from the local community are employed by the investor.
- There are conflicts between pastoralist and farmers, both sides place the blame on the shortage of land. If the company performed well, people would get employed directly or indirectly into the company. Since this is not the case, they must continue with their activities in the small land that has remained.
- Men and women interviewed from Kisarawe were concerned about the shortage of land, they proposed that since the investor is not utilizing the whole land for investment purposes then the title should be rectified so that half of the land should be returned to villages as population has increased which has led to land scarcity.
- Unlike KPL investment, the investment under OVENCO at Kisarawe does not have any agreement with the villagers, men and women interviewed mentioned that they are not aware of changes on the ownership of land from Sun biofuel company which closed its operation in 2011 to OVENCO company dealing with keeping of cattle unlike the former Sun biofuel company which had started to grow Jatropha



**Fig 6: Pictures showing part of the investment land with jatropha plans planted by the first Investor**

## 5.0 A comparative analysis of findings across the different communities/countries studied

The study revealed interesting areas of convergence and divergence across the different communities and countries. The summary below provides a quick highlight of the comparison

### 5.1 Areas of convergence

**Discrimination of women is deeply rooted in patriarchal societies.** All the 8 communities studied are highly patriarchal. The men are seen as household heads and hold much of the decision-making power at household level. They have a stronger say over family finances, also particularly in Kenya and Tanzania, women access land through the relationships they have with men (husband, brothers, sons, etc.). For example, Kilembore plantation Limited in Tanzania, a lot of women missed out on benefiting from the out-grower scheme because they lacked necessary finances to enlist for the out-grower scheme while men benefited more since they controlled household finances. If women land rights are to be strengthened, the start point would be to fully understand how the patriarchal systems can be leveraged for that purpose.

**Women are least employed by investors.** Across all the studied communities - except for Kinjor and Larjor in Liberia where a reasonable number of women are employed by the investor – interviewed community members reported that women are least employed as compared to men. For those women who are employed, they receive very low wages such as the case of Angolea community in Ethiopia, 1,500 women are employed but they receive very low wages and work under hash employment condition – no leave days and poor sanitary facilities. As mentioned by the investor in Musul Community in Kenya, the kind of jobs offered such as casual laborers and security guards are so manual and women can't manage. Yet there are innovative ways to handle women employment such as the case in Kinjor and Larjor in Liberia.

**The perceived positive impacts by women vary with age.** The positive impacts listed by women varied among the different age groups. For example, in Ethiopia, the young women mentioned that the positive impacts include provision of clean water which improves the health of their children from water-related disease, electricity for their children to study at night. While the elderly women mentioned that the positive impacts include provision of car during death or emergency. In general, women tend to see the impact of the investment through the way it enables them to feed their families and improve livelihood of their families.

**Lack of sanitary facilities negatively impacts women more than men:** Women from Angolela community in Ethiopia mentioned that besides the low wages, lack of sanitary facilities such as toilets impacted them negatively.

**Communities are in most cases unaware of the details regarding the investors and the operations.** A significant number of the interviewed community seemed to have scanty information regarding the investors and their operations. For example, the interviewees in Kisarawe in Tanzania insisted that they were not provided with full awareness of the investment. They didn't even know that Sun Biofuels had left and handed over the said land to OVENCO.

**Investment projects are mostly brought to community with the expectation that they will embrace, little attention has been put on supporting communities to conceive and initiate their own projects.** Across all the 8 communities studied, none of the investments were initiated by the host communities. They are all projects brought to the community by the investors, or the investor together with the Government. This therefore means that most investments are externally conceived. Worse still, once the investors and Government approach communities with the proposals, it is the local leaders who are predominantly men that participate at the stage. This is contradictory to the suggestions by members from Iingwesi community in Kenya who said that communities are more likely to own and fully engage

in investment projects initiated by themselves, especially women because it is them who work the land more.

## 5.2 Areas of divergence

**The investment projects are to some extent unique for the different countries, there is only a small overlap.** In Kenya the predominant large scale land acquisition is for wildlife conservation, petroleum exploration, and infrastructure such as the LAPPSSSET Corridor, Airports, and resort cities. In Liberia large land acquisition is for establishment of huge plantations for palm oil production and exploration of other mineral resources for the international market. In Ethiopia, large land acquisition is predominantly for agriculture and large-scale mono-cropping. Just as is the case in Ethiopia, in Tanzania large scale land acquisition is for agriculture and mono-cropping.

**Both communal and private land ownership enable women discrimination.** In Ethiopia, and to some extent in Liberia, and Tanzania the concept of communally owned community land was not as strong as in Kenya, the context is that lands were owned by individual households. However, in that context, the men still hold stronger powers over administration of land within their households except for households that are purely women-led. This means that for most households, the men decide and shape land use and dispensation, this disenfranchises women who use and depend on the land more for subsistence. The respondents from the communities stated that women were not involved during consultation and inception of the investment projects. Meanwhile, for Kenya, land is held communally, just as is the case in the other countries, the women still felt discriminated. The women mentioned that much as they sit on community land leadership structures as provided for by law, they are still undermined by men and are not able to influence decisions being made.

**Stronger policy provisions provide basis for women empowerment.** Unlike the other three countries, Liberia has a progressive concession policy. It provides for mechanisms to strengthen local content such as capacity building for Liberia's local workforce, environment protection, and benefit sharing agreements between investors and local communities. Because of this policy, women in the studied Liberia community of Kinjor and Larjor reported strong positive impacts. They reported that the company provides permanent job opportunities for about 50% of the women. Besides that, the company created a micro-finance scheme and provided over 2 million Liberian Dollars (about 13,000USD) to the women groups as a way of empowering them economically. In addition, the company has outsourced catering services of its 500 workers to women groups in the community, this has seen the groups earn up to about 20,000USD per month.

**Investors abandon their projects and handover lands to other investors without the involvement and consent of the host communities.** In Tanzania, both the investors studied inherited the said lands from a previous investor who abandon their projects after purported failure to implement planned investment activities.

## 6.0 Conclusion and recommendations

### 6.1: General conclusions across all the studied communities and investments

**Prioritization of community-initiated investment projects:** Ownership of investment projects by local communities has a key bearing on the success of such projects. Stakeholders need to prioritize community-initiated investment initiatives, stakeholders can support communities to pursue their own investment initiatives by joining in as co-investors who provide what the communities lack, for example, financial resources, human resources, training, etc.

**Equal participation:** The respondents from the communities stated that women were not involved during consultation and inception of the investment projects. To remedy this, practitioners, governments, and investors need to craft strategies to support women participation especially at fora where decision

on land and natural resources are being made. Decision-making about investment must be open and include the participation of every member of the community. Leaders should not make these decisions on their own. Rather, all community members including women, men, youth, elders, poorer community members, practitioners of different livelihoods, and members of ethnic or religious minority groups should have the opportunity to participate.

**Free Prior and Informed Consent (FPIC).** There is growing international acceptance of Free Prior and Informed Consent (FPIC), as a principle of international law and it has gained popularity across Africa. The principle of FPIC is increasingly being used by Human Rights and Women's Rights advocates to guide negotiations between indigenous communities to safeguard indigenous sovereignty, ensure fair dealing, and formulate relationships built on trust. Stakeholders such as NGOs practitioners, investors, and government officials should support communities, especially women to understand and demand for FPIC while indulging with potential investors. FPIC can be understood by the comprehensive definition below:

- **“Free”** implies that consent should be given without coercion, intimidation, or manipulation.
- **“Prior”** means earlier; communities have the right to take their time deciding. The community should be given enough time to meet and discuss the proposed investment before deciding. Investors and government must respect local decision-making processes and should not pressure a community into making a rushed decision, such as deciding on the same day that the investment proposal is explained to them. Communities can demand that they be given time to learn about and understand the investment before giving an answer.
- **“Informed”** means that communities have the right to be fully aware about the investor's plan, including the nature, size, purpose, and scope of the proposed venture, as well as any likely economic, social, cultural, or environmental impacts and risks of the project.
- **“Consent”** is the right to say “yes” or “no.”

**Women Socio-economic empowerment:** Just as the case in Liberia, practitioners, government agencies, and investors can also foster women's confidence and self-esteem through socio-economic empowerment. Socio-economic empowerment builds women's willingness and ability to assert their position to influence decision making. Socio-economic empowerment is critical for socio-political empowerment of women, studies indicate that increased socio-economic empowerment reduces violence and discrimination against women and girls because strong social systems, educational or financial empowerment offers higher status in the household and society. Examples of initiatives that support women socio-economic empowerment include women village saving schemes as a platform for trade and income generation, women credit groups, women's petty trading groups, women gum and resin incense production and marketing groups, women heifer management groups, etc.

**Women involvement in collection and management of land data,** practitioners, government agencies, and investors should support women to actively engage in monitoring and collection of information and data on matters of land. This supports them to closely indulge with and acquaint themselves with issues pertaining to land. This close indulgence and acquaintance with matters pertaining to land builds women's confidence to participate in land governance. Women should be included on any liaison committees between communities and investors.

## **6.2: Conclusions from the Kenya Context**

**Legal empowerment:** Laws in Kenya, such as the Constitution of 2010 and the Community Land Act of 2016, are quite progressive and have great gender provisions including, women have equal rights as men over land, women should be included on leadership committees, etc. Practitioners, government agencies, and investors who work with local communities need to deliberately do the following to protect/strengthen women land rights and support their effective participation with investors.

- Popularize women rights and entitlements as provided in the laws, in many cases women don't know their rights and entitlement.
- Support communities to adopt inclusive governance, for example the legal framework in Kenya is such that community land bylaws shouldn't contravene written law, therefore, drafting of community land bylaws provides an opportunity to align community's practice (customs) with written law.
- Deliberately ensure that women are elected to the community land leadership structures, with this, women can participate in land control, and
- Ensure that all women have their names added to community land membership registers, this means that they become equal owners of the land with men.

### **6.3: Conclusions from the Ethiopia Context**

In both communities, the investment process didn't consider the involvement of female at different phase of the project. Moreover, for the Angolela communities, the investor has failed to fulfill basic services as promised. Due to low level of female farmers participate in different phase of the project; their awareness in overall process of the project is low in both communities. Female farmers are the one who take care of the members of their households therefore, any factor that affect the livelihood like loss of farmland will ultimately affect the level of poverty and affect females more.

Consideration of local context and culture was observed to be a key factor for the investor before hiring local communities especially if the investor is foreign. In addition, giving appropriate training for local community on overall work environment is also vital. Regarding solving of society issues related to land and conflict with investor, decision-makers only visit periodically, and often only technicians are available on the farm for long periods – this can limit opportunities for dialogue and better mutual understanding and conflict solving

### **Recommendations**

- During the inception and different phase of the project the involvement of marginalized group such as women must be ensured.
- In any foreign investment projects, protection of local community members' land rights is paramount.
- Strategies that ensure female farmers assertiveness and that enhance overall decision-making power need to be designed and implemented
- Any investment project should consider local culture when they provide job opportunities and should train community members before offering jobs.

### **6.4: Conclusions from the Liberia Context**

With the passage of Liberia's first progressive Land Rights Act (LRA) in 2018 which now grants legal protection and recognition of customary land, communities now need to be supported to become managers of their lands and drivers of investments therein. It recognizes the land rights of all Liberians, particularly rural communities who have historically been subject to mere user rights on their ancestral lands. The LRA protects the rights of communities to their customary areas as their lawful property – “with or without deed”. This provision places an estimated 65% or more of the country under customary ownership. The law has provided hope for all communities.

Below is a highlight of key recommendations made by community members, the company and stakeholders interviewed

- i) The Head of Communications and Corporate Affairs of the company recommended the need to work harder in managing the expectations of the communities as he believes the company did not consider undertaking adequate awareness at the start of their operation. He said

- adequate education of citizens about the company operation and contribution to the affected communities is critical, and the role and relevance of government as well.
- ii) Prior to the drafting and signing of any future concession agreement, it is very critical to consult communities as the sole owners of their land and seek their inputs. The principle of FPIC must be applied to ensure communities are able to accept or reject the company's proposal in an informed way.
  - iii) As it has been reported that about 60% of the Liberian population that till the land for agricultural are women, it is required to consider the situation of the rural woman and design sustainable empowerment programs for women prior to the completion of the concession agreement. Concession agreements are often designed to allow concessions to engage on communal land for more than 15 years, so it is very important to allow communities to deeply reflect and consider what it means to give their land for such prolong period.
  - iv) The communities reported that the 150 acres purchased by the company as residential area is inadequate to allow members especially women to engage in agriculture activities. This situation has resulted in insecure tenure rights and a drastic shift in their traditional way of life. They are calling on the government and the company to avail additional land that would allow them to return to their fundamental source of livelihood which is farming.

### **6.5: Conclusions from the Tanzania Context**

- The leaders at the district and village level are advocating for investment ventures that will create opportunities of employment, help support development of infrastructure and projects such as schools, water, and the generation of income from collection of various taxes.
- On the other hand, ordinary villagers see the impact of the investment based on the way the investment affects them directly in terms of enabling them to get their basic needs such as food and shelter. Women, see the impact of the investment through the way it enables them to feed their families and improve livelihood of their families.
- All respondents in this study have realized the implications of allocating huge land to investors without providing enough information and understanding of the investment to the locals. When the investment fails the villagers experience huge disappointment since their land a source of their livelihood was taken to establish the investments which ended up in failure. Interviewees at Kisarawe where OVENCO company is located insist that they were not provided with full awareness of the investments in their area, and future investments should be preceded by creation of awareness to community members before commencement of the project so that the community becomes aware and prepared of any advantages and disadvantages that come with the project.

### **7.0 7 Reference**

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**Annexes:**

**Table 1: Summary of responses, this table provides a snapshot and comparison of responses from the two communities studied in Ethiopia.**

<i>area of focus</i>	<b>Tebasie Community</b>		<b>Angolela Community</b>	
	women	Men	women	Men
<i>Awareness of current investment details</i>	Farley knowledgeable about the of overall aspect of investment	Fare knowledge of overall aspect of investment	Have knowledge about the good it produces	Relatively fair knowledge of overall aspect of the investment
<i>Receives direct benefits</i>	Yes	Yes	No	No
<i>Says project has led to positive impacts for local communities</i>	Yes	Yes	No	No
<i>Positive impacts</i>	<ul style="list-style-type: none"> <li>-Time and energy saving to fetch drinking water.</li> <li>-Provision clean drinking water</li> <li>-Provision of electric light</li> <li>-provision of toilet at 3 places</li> <li>-car service during emergency and death</li> <li>Wood provision for farmer</li> </ul>	<ul style="list-style-type: none"> <li>-Treated water for irrigation.</li> <li>-Provision of wasted yeast used as fattening for cattle</li> <li>-The environment is green though out the year</li> <li>-Provision of Clean water &amp; electricity for free</li> <li>- car service during emergency</li> <li>-clinic &amp; police station, road</li> </ul>	none	<ul style="list-style-type: none"> <li>-Benefit the country</li> <li>-create job opportunities for educated people from big towns</li> </ul>
<i>Says project has led to negative impacts</i>	No	Yes	Yes	Yes
<i>Negative impacts</i>	<ul style="list-style-type: none"> <li>Did not provide job opportunities even females who finished high school don't get this opportunity</li> <li>No special attention is given to females</li> </ul>	<ul style="list-style-type: none"> <li>Some farmers are left with very tiny plots of land, this is of no benefit to them. This has sometimes led to conflicts with the company</li> <li>-Land taken and shortage of land for cultivation</li> <li>-Unemployment</li> <li>-Benefit all community member not specifically</li> </ul>	<ul style="list-style-type: none"> <li>-Water pollution related death of cattle and sheep</li> <li>-Bad smell</li> <li>-Do not create opportunities for local communities</li> <li>-Farmland was taken thus they are struggling to survive</li> </ul>	<ul style="list-style-type: none"> <li>-Loss of farmland had high impact on livelihood and means of income</li> <li>-Water pollution related death of cattle and sheep</li> <li>-Open defecation in the surrounding environment by workers</li> </ul>

		targeting farmer who lost land		
<i>Recommendations for future investments</i>	Provide job opportunity	Employment opportunity, other basic needs should be met	-Equitable job opportunity and targeting to benefit women -Should be consistent -Provide basic needs for local communities	-Should be consistent -Provide basic needs for local communities -Should provide proper compensation -Should create job opportunities - work in close collaboration with the local community so the community should develop ownership towards it

**Table 2. Detailed investigation of responses, impacts reported, and their drivers/enablers from communities studied in Ethiopia**

<i>drivers/enablers</i>	Positively impacted communities		Negatively impacted communities	
	by women	by men	by women	by men
<i>Involvement at inception of investment</i>	Half of the respondents was involved	All the respondents were involved	33% of the respondents was involved	More than 80% of the respondent was involved
<i>Involvement at different phase of the project</i>	Did not involved	25% respondents were involved	None	There was involvement of young men during construction to work as daily laborer
<i>Marginalized group in the communities</i>	In terms of employment both men and female are marginalized	None	Both are marginalized. Females are most marginalized because most of the employee of the company are females, yet females from the local community didn't get the opportunity	Both man and female

<i>Involvement of land ownership and conflict resolution setup and level of decision-making power</i>	Women are not members of the committee Yet some attend meetings	All members are men, but women attend the meetings	Women are not members of the committee yet attend the meetings	All members are men, but women attend meetings
<i>Compensation and level of involvement during compensation</i>	-Compensation was unfair.  -As long as the land is owned by both, man and women have the same right; however, man have decision-making power over the money	Compensation was unfair and both members have equal right	Compensation was unfair -yet as long as the land is owned by both legally, they have the same right; however, man have decision-making power over the money	-Compensation was unfair,  -there was a problem during the payment process as they didn't measure the land accurately
<i>Who is in charge of Communication with investors and solve society problem</i>	Mainly men and society leader	Selected male members and society leader	Selected male members and society leader yet they don't reflect the problem of society	Selected male members and society leader yet they don't reflect the problem of society
<i>Drivers of positive impact</i>	-provision of electricity helps their children to study at night  -Safe water, children don't not suffer any more (due to water related health problem, travel with their mother to bring water)  -Have more time to do other things	-Income increment, can farm and work for the company too since the company is near  -cultivate 2 times a year  -job employment, dincome increased through fattening of cattle	-	-
<i>Drivers of negative impact</i>	Unharmed or heard other to complain about it	-Conflict with company over tiny land  -shortage of wasted yeast and they should wait their turn to get the access	Aggravated the level of poverty further as they lost their land  -The compensation money was spent and could not buy another land  -death of Sheep and cattle due to pollution	language barrier between the investor and local community

		-- bad smell is causing flu	
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**Table 3: Summary of responses, this table provides a snapshot and comparison of responses from the two communities studied in Liberia (Kinjor and Lajor)**

<i>Question/area of focus</i>	<b>Response from Kinjor</b>		<b>Response from Lajor</b>	
	By women	By men	By Women	By men
<i>Participated at project inception/consultation</i>	No	Yes – especially the leaders	No	Yes, leaders
<i>Knowledgeable of project operation and expectation</i>	Yes, but to some extend	Yes	Yes, but to some extend	Yes
<i>Receives direct benefits</i>	No direct benefits, however, they got infrastructure such as a primary school, clinic, housing facilities, modern market ground and small economic benefits for women	Benefits have come in the form of high labor jobs in short term contracts, and infrastructure	No direct benefits, however, they got infrastructure such as a primary school, clinic, housing facilities, modern market ground and small economic benefits for women	Benefits have come in the form of high labor jobs in short term contracts, and infrastructure
<i>Says project has led to positive impacts</i>	Yes, to some extend because women have some level of empowerment, but tenure rights issues are still a challenge	Yes, to some extend because we have lost our traditional land to the company through eviction by the government	Yes, women are empowered	Yes, we are happy with the company so far
<i>Says project has led to negative impacts</i>	Yes, to some extend because we no longer have enough land to make our farms, limited employment for women in the company	Yes, most of the well-paid jobs are given to outsiders, instead of community members	Yes, to some extend because we no longer have enough land to make our farms, limited employment for women in the company	No
<i>Opinion on drivers and enablers for positive impacts</i>	Women should be consulted before signing concession agreements; additional land required for women to engage in farming, more employment required	The PFIC principles must be followed before MDAs are signed; well-paid jobs must consider affected communities	Adult literacy programs must be introduced to educate women; Skills training program is required to empowered women	The new Land Rights Act should be followed before agreements are signed