

PRIndex

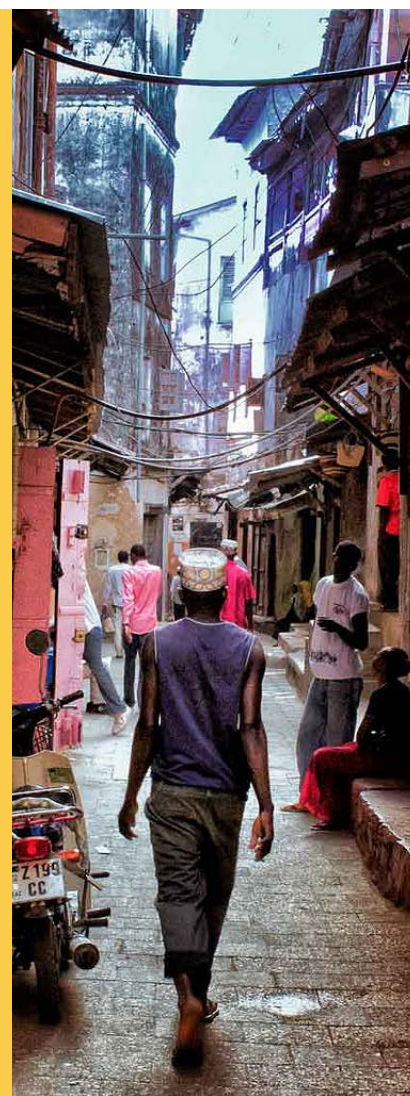
Methodological Report 2017

Findings from 3-country test
March 2018



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Introduction



Property rights are a cornerstone of economic development and social justice. One of the most fundamental ways of understanding the strength of property rights is through citizens' perceptions of them. Yet perceptions of tenure security have never been collected at a global scale, obscuring a clear understanding of the magnitude and nature of citizens' experience, and preventing the issue of property rights from receiving the visibility and attention it deserves. The Global Property Rights Index, or PRIndex, seeks to address this gap.

The latest in a series of reports on PRIndex testing efforts, this report is based on a 3-country study in Colombia, India, and Tanzania. The primary intent of this study was to identify the best way to measure tenure security in advance of a full-scale roll-out of PRIndex in 2018-9. A secondary purpose was to validate prior test results by producing more precise estimates of tenure security through collection of larger samples drawn from an increased number of clusters. Results for this test are provided in two reports: in this Methodological Report, we focus on our approach to identifying the optimal way of measuring tenure security and compare our results to the prior round of testing. In an accompanying Analytical Report, we highlight key findings on tenure security in the three countries based on our recommended tenure security measure.

PRIndex is a joint initiative of ODI and Land Alliance, with primary funding from UK DFID and Omidyar Network.

Methodology

This report summarizes the main findings from surveys conducted in Colombia, India and Tanzania between August and October 2017 on the topic of people's perceptions of their property rights. Face-to-face interviews were conducted in each country among a nationally representative sample of people eighteen years or older. In all three countries, a multi-stage stratified cluster sampling approach was used to select respondents using the latest available census data.

In Colombia, we used a three-stage stratified sampling technique that led to the selection of municipalities, the primary sampling units (PSUs). A total of 206 municipalities were sampled across the 26 regions/size strata using probability proportional to size. Within each sampled municipality, the required number of enumeration blocks or zones (depending on urban or rural) were elected using simple random sampling.

In India, a three-stage clustered sampling technique led to the selection of sample districts, selection of PSUs within districts and finally selection of respondents within each PSU. Per this design, approximately 1400 PSUs were chosen in India (clusters), stratified to represent different population sizes, and 10-15 households were chosen per cluster (10 households in urban areas and 15 in rural ones) to arrive at the final sample composition.

Similarly, in Tanzania, a stratified cluster sampling method was used to choose PSUs at the district level. The sampling design relied on the 2012 census data to determine the number of PSUs per district. Respondents within selected households were then randomly selected for interview using a KISH grid.



Key Questions Tested

To identify the best way to measure tenure security, four questions were tested. One was proposed by the Inter-Agency Expert Group custodians responsible for development of Sustainable Development Goal 1.4.2. This question was asked first and the other three alternatives tested were presented in randomized order.

Likelihood Question

Respondents received one of two versions of this question shown based on whether they had use rights only to their dwelling or to properties in addition to their dwelling.

*If only one property used, then: **In the next 5 years, how likely or unlikely is it that you could lose the right to use the <property/dwelling> where you live, or part of that property/dwelling against your will?***

*If multiple properties used, then: **Now please think about all the properties you use – the one where you live, and any others you use. In the next 5 years, how likely is it that you could lose the right to use any of your properties, or part of any of these properties, against your will?***

This question used a 5-point scale: Very unlikely, Unlikely, Neither likely nor unlikely, Likely, Very likely; and also the options: Don't know, Refused.



The following three new questions were subsequently asked in random order.

Confidence Question

Do you feel confident that you can continue to live in this property/dwelling for at least the next 5 years, if you desire to do so?

Scale: [2-point] No, Yes along with Don't know, Refused

(If yes): ***How confident would you say you feel?***

Scale: [3-point] Somewhat confident, Confident, Very confident

Worry Question

How worried are you that you could lose the right to live in this property, or part of this property, against your will in the next 5 years?

Scale: [5-point] Not worried at all, Not worried, Somewhat worried, Worried, Very worried along with Don't know, Refused

Possibility Question

Do you think it is at all possible that you could lose the right to live in this property, or part of this property against your will in the next 5 years?

Scale: [2-point] No, Yes along with Don't know, Refused

Tenure security was calculated based on response to these questions plus questions about other properties if respondent used any.

Method of Evaluating Test Questions

To assess the effectiveness of the four tenure security questions used in the survey, we constructed a composite security variable, leveraging responses to multiple tenure security-related questions asked in the survey. Based on this composite variable, each respondent was assigned a tenure security score assessing the level of his/her security. In turn, each core tenure security question was evaluated separately for each country in terms of:

- How well it predicted the composite security score
- It's consistency of relationships with other variables
- Proportion of Don't Know (DK)/Refused (Ref) responses

Please refer to Appendix A for the full survey questionnaire. Please refer to Appendix B for details on how composite security score was constructed.

Detailed findings

Across countries, tenure security differs by the question and scale used.

Our task was to determine which of these questions produced

the truest picture of tenure security in the three countries, leveraging the criteria set forth in the Methodology section as well as other considerations.

Percentage secure by tenure security questions tested

TABLE 1

		Colombia	India	Tanzania
	N	3,942	16,475	3,904
Q4.2 Likelihood to lose rights against will (5-pt scale; neutral midpoint)	% Very unlikely/unlikely	55%	75%	58%
Q4.5 & Q4.5a Confidence of being able to stay (2-part)	% Confident overall (Q4.5)	78%	77%	56%
	% Confident/very confident (Q4.5a)	64%	72%	53%
Q4.6 Worry of losing rights to stay	% Not worried at all/not worried	71%	77%	70%
Q4.7 Possibility of losing right to stay (Binary scale)	% No	72%	81%	72%

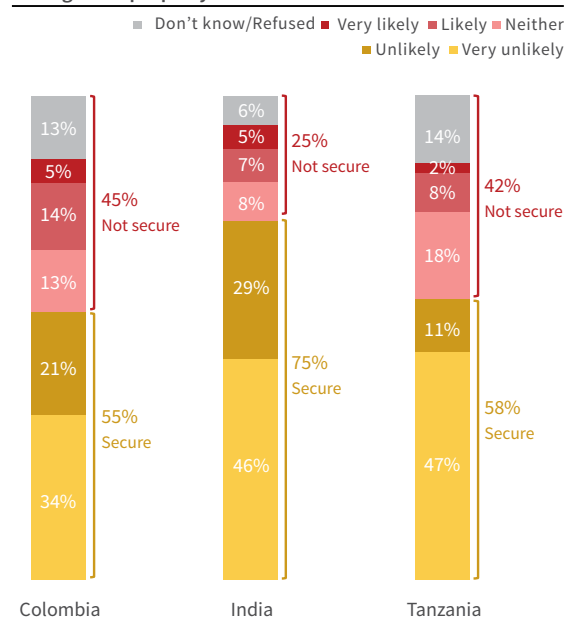


Likelihood of losing rights to use property/dwelling in the next 5 years

Figure 1 provides a breakdown by country of responses to the ‘Likelihood’ question.

Tenure security based on likelihood of losing use rights to property

FIGURE 1



This question produced a high proportion of DK/Ref responses in Colombia and Tanzania. Though respondents answering DK/Ref tended to look more like those expressing insecurity than security on this and other test questions, a higher proportion of DK/Ref responses can, of course, also reflect issues with respondent comprehension.

Another challenge encountered with this question was the difficulty of classifying respondents who chose the midpoint response as either secure or insecure. The comparison of the average composite security scores across the different response options below shows that the composition of the midpoint group varies by country. In Colombia, the “neither” group has a composite security score of 5.2 - much closer to the “very unlikely/unlikely” group’s score of 7.7 than the “very likely/likely” group’s score of -1.7. In India and Tanzania, in contrast, people who chose the midpoint response seem to be more aligned with those who answered “very likely/likely,” suggesting they may be more tenure insecure than secure. These patterns held even when restricting the sample to those with no “other property”.

Composite tenure security score split by responses to likelihood question

TABLE 2

	Very likely/likely	Neither likely nor unlikely	Very unlikely/unlikely	DK/Ref
Colombia	-1.7	5.2	7.7	2.4
India	2.2	2.7	7.5	2.7
Tanzania	0.5	2.6	8.6	2.3

The difficulty of categorizing those who gave a midpoint response suggests that a 4-pt scale with two positive and two negative points may offer a better path to a balanced scale than a 5-pt scale with a midpoint. In addition, the fact that a

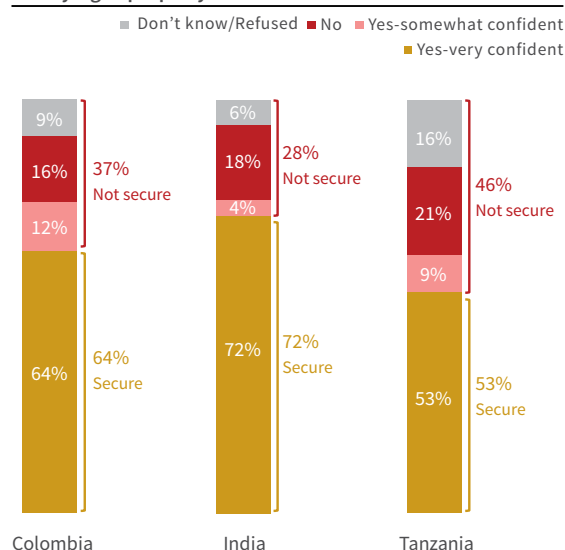
fairly small percentage of respondents indicated they were ‘very likely’ or ‘likely’ to lose their property also suggests one of these scale points can be dropped with minimal loss of information.

Confident of continuing to stay in property/dwelling over next 5 years

Figure 2 provides a breakdown by country of responses for the 'Confidence' question.

Tenure security based on confidence of staying in property

FIGURE 2



In Tanzania, in particular, we again see a high percentage of DK/Ref responses (16%). In addition, the relatively low levels of tenure security in Colombia and Tanzania suggested by this question and the 'Likelihood' question seemed at odds with the low proportion of respondents indicating they were either 'Very likely/likely' to lose their property ('Likelihood Question') or 'Very worried/worried' ('Worry Question') about losing their property.

Another cause for concern with this question had to do with the fact that a substantial proportion of respondents seemed to express a lack of confidence about their ability to stay in their property based on reasons that did not seem property rights-related. These reasons included that they 'might just want to leave', that 'anything can happen', 'that a job or their studies might prompt them to leave', 'financial problems', etc. Additionally, a fair number of respondents across the three countries somewhat paradoxically said they are confident of staying when asked about the reasons for their previously expressed lack of confidence. Given these findings, we were skeptical about this question proving a reliable indicator against which to assess policy and program interventions.





Reasons why people are not confident — open end responses

TABLE 3

	Colombia	India	Tanzania
Live on rent / Owner can seize dwelling	36%	14%	14%
Belongs to my family/relative	10%	10%	7%
Personal decision / Might just want to leave/change	8%	4%	17%
Anything can happen / uncertain about future	7%	7%	15%
Financial problems (e.g. low income, unaffordable place)	6%	3%	2%
Might leave/stay due to my job/studies	4%	4%	4%
Poor quality of living/infrastructure	2%	3%	1%
Government may seize the dwelling	1%	4%	10%
Disputes / Conflict / Terrorism	1%	2%	1%
Might leave/stay due to marriage/divorce	1%	2%	3%
Legal issue / Don't have sufficient documentation	1%	1%	1%
Other (e.g. natural disasters, move to a better place)	8%	3%	10%
Are confident of staying	15%	46%	16%

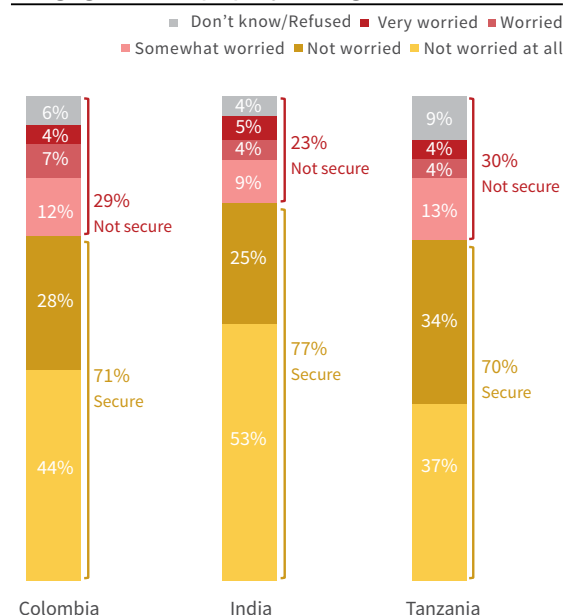
Worry about losing right to live in property/dwelling in the next 5 years

This question attempted to capture the extent to which respondents worry about losing their right to live in their property.

Compared to the ‘Likelihood’ and ‘Confidence’ questions, it yielded higher levels of tenure security in Colombia and Tanzania, but still lower than in India. These higher levels of security in Colombia and Tanzania were more in line with prior rounds of testing and also seemed more in line with the relatively low proportions of respondents expressing intense insecurity on both this question and the ‘Likelihood’ question. The ‘Worry’ question produced the lowest proportion of DK/Ref responses among the four test questions. Per Table 4, it was also possible to classify those giving the midpoint response as insecure across all three countries (in contrast to our finding with the neutrally-worded midpoint response in the ‘Likelihood’ question).

Tenure security based on worry about losing right to live in property/dwelling

FIGURE 3



Base: *India N=15,717 excluding Odisha (3.8% of sample)

Composite tenure security score split by responses to worry question

TABLE 4

	Very worried/ worried	Somewhat worried	Not worried/ not worried at all	Don't know/ Refused
Colombia	-2.5	-0.1	7.3	1.2
India	-0.3	2.3	7.7	2.0
Tanzania	-1.1	1.9	7.9	1.5

We also found consistently meaningful relationships between how respondents answered the worry question and how they answered other tenure security related questions in the survey (e.g., questions about tenure length, reasons for leaving property, possibility of attempt to take away property, knowledge of defending rights over property, and experience facing property rights issues). One additional factor considered in our recommendation is the potential benefit of using an emotionally-oriented question as this seems

more likely to drive people's behavior than a more rational judgment such as an assessment of likelihood or possibility.

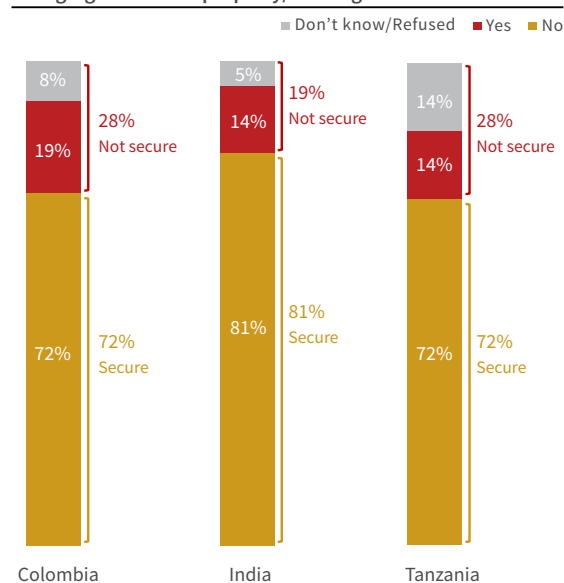
Finally, because respondents who replied Don't know/Refused did not choose to express a lack of worry and because their composite tenure security score was aligned with those who were worried (see Table 4 above), we chose to classify them as 'not tenure secure'.

Possibility of losing right to live in property/dwelling in the next 5 years

Though tenure security levels were, on the whole, highest for this question among the four test questions, the ‘Possibility Question’ produced very similar results to the ‘Worry Question’.

Tenure security based on possibility of losing right to live in property/dwelling

FIGURE 4



It also yielded similar results to those obtained using the same question in our 2016 round of testing:

Tenure security rates from Gallup study 2016

TABLE 5

	Secure	Not secure
Colombia	67%	33%
India	81%	19%
Tanzania	68%	33%

In addition, the strength of association with other tenure security-related questions was solid, as was the case with the ‘Worry Question’. And unlike the ‘Worry’ question, this question is less susceptible to cultural biases or personality attributes.

Still, the proportion of DK/Ref responses is, again, quite high, especially in Tanzania. This is perhaps because of the use of a binary scale forcing people into a Yes/No choice versus being a comprehension problem. Of further concern is the fact that use of a binary scale risks a loss of measurement sensitivity as respondents with more modest feelings of insecurity may wind up misclassified as secure.



Precision of Estimates

Just as in previous pilots, spatial concentration of tenure security within select population groups or geographic locations such as slums or backward rural regions is a key concern for PRIndex. Given sample size/budget constraints, such concentration could pose a challenge to effectively capturing the real level of tenure insecurity in a country through use of a nationally representative sample. The intra-cluster correlation (ICC) is a measure that can indicate the degree to which tenure security is spatially concentrated. It measures the extent to which the variation observed in the data is due to cluster-level as opposed to individual-level factors. A higher intra-cluster correlation coefficient indicates that more of the variation observed in the data is due to differences between clusters. This implies that respondents in the same cluster are homogenous with regards to tenure security perception, while respondents between clusters are more heterogeneous

in their perception of tenure security. Therefore, if the ICC is low it indicates that tenure security is more influenced by factors that affect individual respondents instead of factors that influence respondents within a group to answer similarly. We calculated the ICC for the recommended tenure security metric. Below we show the 95% confidence interval for our tenure insecurity point estimates for each country based on the clustered standard errors obtained using the ICC. The ICC is calculated using the following formula:

$$ICC = \frac{MSC - MSE}{MSC + (m - 1)MSE}$$

Where MSC is the between-cluster variance, MSE is the within-cluster variance, and m is the average cluster size.

Intra-cluster correlation coefficient and margins of error

TABLE 6

	Sample size	ICC	% not secure	Margin of error (+/-)	95% Lower CI	95% Upper CI
Colombia	3,942	0.06	29%	2.1%	26.9%	31.1%
India	16,475	0.1	23%	2.4%	20.7%	25.5%
Tanzania	3,904	0.12	30%	2.8%	26.8%	32.4%

The relatively low values of ICC across the three countries suggest that the tenure security levels reported are a reasonably accurate reflection of factors influencing individual respondents versus factors influencing the spatial clusters where they live. The margins of error are relatively small, suggesting our estimates are robust.

Using the information from this survey and the previous pilot, we now feel confident we can estimate the sample size needed to obtain tenure security estimates within specific margins of error or width of confidence intervals in these and similar countries.



Observations & Conclusions

Across countries, tenure security differs by the question and scale used.

This was particularly true in Colombia and Tanzania, but also in India to some extent. Question phrasing and scale type clearly affects how people respond. Some of the test questions produced slightly higher rates of ‘don’t know’ responses suggesting people had greater difficulty comprehending those questions.

For Likert scale questions, respondents giving midpoint responses could not always be clearly assigned as either “secure” or “not secure”. This was especially problematic with the use of a neutrally labeled midpoint response in the ‘Likelihood Question’. Additionally, the composition of the group providing midpoint responses varied by country.

In Colombia, the midpoint group appeared more secure than not secure in terms of their expressed likelihood of losing property against their will. In contrast, this group appeared to be more insecure than secure in India and Tanzania.

Insecurity lies on a spectrum from strong insecurity to moderate doubt. A Likert scale question can capture that differentiation better than a binary yes/no question.

This is a major reason why we prefer the ‘Worry Question’ over the ‘Possibility Question’. Another reason is that we think it’s easier for a respondent to express their level of worry versus project what they think may happen in the future (perhaps one reason why the ‘Likelihood Question’ and the ‘Possibility Question’ produce higher levels of Don’t Know/Refused responses.

A 4-pt Likert scale that is balanced (two positive and two negative points) and has clearly differentiated labels should work better than a 5-pt scale (with a neutral midpoint).

Several factors point to this conclusion. One pertains to the difficulty of categorizing respondents who gave a midpoint response with our 5-pt scales. Additionally, a 4-pt scale should be easier to translate across many countries and provide greater clarity of choice/ease of understanding for respondents. Finally, relatively few respondents categorized as ‘not secure’ indicated they were either ‘very likely/likely’ to lose their property or were ‘very worried/worried’ about losing it. This suggests that these two scale points could be collapsed into one with minimal loss of information.



Summary of observations and conclusions with respect to the questions tested

Q4.2 Likelihood of losing rights

Not Recommended

- Highest DK/Refused (indicates some difficulty with the question)
- Middle box cannot be clearly assigned (but we don't know for sure if it would push more towards insecure if we had labeled "somewhat")
- Strength of association with other security related questions less strong for this question than for 'Worry Question' or 'Possibility Question'

Q4.5 Confidence of staying

Not Recommended

- Conceptual issues with the question as it does not explicitly relate to rights, and confidence is related to other issues (life changes like marriage, job changes, dissatisfaction with infrastructure, natural disasters)
- Not a clean metric that would be comparable across countries or could be influenced by policies and programs

Q4.6 Worry about losing rights

Recommended

- Low DK/Refused – worry about losing rights is easy to answer
- Worry (emotion) is likely to drive behavior (vs. more rational judgement)
- Good relationship to other metrics
- Allows for better differentiation than Q4.7 – more nuanced assessment of certainty about security or level of insecurity
- Middle box ('somewhat worried') can be more clearly classified as insecure than can neutral middle box in Q4.2
- A 4-pt scale might nonetheless be optimal (Not worried at all/Not too worried/Somewhat Worried/Very worried)

Q4.7 Possibility of losing rights

Not Recommended

- Despite being a binary question, captures insecurity well
- Good relationship to other metrics
- While more difficult to answer than Q4.6, it is not prone to potential response styles as worry question is (personality traits or cultural biases may affect responses to Q4.6 in some countries)

Appendix A: Questionnaire

SECTION 0: INTERVIEW DATA

Q0.2 Household Number

Q0.3 State Respondent lives in: (Record the state/province/etc. of respondent's residence)

Refer to "Country Specific Demos.XLS" file for codelist

Q0.3.2 Respondent lives in: (Record the region of respondent's residence)

Refer to "Country Specific Demos.XLS" file for codelist

Q0.4 District (will be coded for interviewers)

Refer to "Country Specific Demos.XLS" file for codelist

Q0.5 Town Code (will be coded for interviewers)

Refer to "Country Specific Demos.XLS" file for codelist

Q0.6 Ward Code (will be coded for interviewers)

Refer to "Country Specific Demos.XLS" file for codelist

Q0.7 Address

Q0.8 Time stamp

Q0.10 Area (government classification)

r1. Rural

r2. Urban

Q0.11 A Category of Interview

r1. Household

r2. Slum

Q0.11 Area (interviewer classification)

r1. Rural: Agricultural property
(Land where crops are grown/farm)

r2. Rural: Pasture/pastoral
(Open-field or land used for livestock)

r3. Rural: Forest
(Land covered with trees or woody vegetation)

r4. Urban: Large city

r5. Urban: Small town

r6. Suburban: Suburb of a large city

r7. Peri-Urban: Area near a city or town with parts that are both rural and urban/suburban

r8. Rural: Village

<Show r1,r2,r3,r7,r8 only to those who select "Rural" at 0.10>

<Show r4,r5,r6,r7 only to those who select "Urban" at 0.10>

Q0.12 Dwelling information

r1. Material of roof:
Refer to "Country Specific Demos.XLS" file for codelist

r2. Material of walls:
Refer to "Country Specific Demos.XLS" file for codelist

[Ask for Tanzania only]

r3. Floor Materials:
Refer to "Country Specific Demos.XLS" file for codelist

Q0.13 Language

(Country specific Language list)

Is it Regular household or Substitute Household

Regular Household

Substitute Household

Q0.14 Photo

[Check box] TAKE PICTURE AT THE END OF THE SURVEY [If not ticked ask again at the end]

(Interviewer: Take a picture of the property if possible. Ask for permission)

SECTION 1: SCREENING**Q1.1 Introduction and informed consent**

Refer to “Country Specific Demos.XLS” file for introduction

If “No” at 1.1

FIRST VISIT OUTCOME CODE

1 Broke Off Interview

2 Refusal by respondent

3 Nobody at home

4 Respondent/Household gone for remaining field period

5 Respondent temporarily away/unavailable

6 Denied access / Unsafe

7 Ill/in hospital/mentally disabled

8 Language barrier

9 No eligible members live in hh

10 Any other reason

Programmer: Terminate**Q1.6 Household size**

Including yourself, how many adults – 18 years or older – currently live in this household? –Please consider all who live here, no matter if they are at home or not.

r1. ____ <numeric range 1 to 20>

r2. DK <TERM>

r3. Refused <TERM>

Q1.7 Household roster of eligible persons If age is not entered as instructed in the question in the descending order from oldest member till the youngest then show 1.7a once again to enter the members in the right order

a) [For each adult person (18 years and over) living in this household, please tell me their name,. Please start from the oldest member and name the members in descending order of age, till the youngest member above the 18 years of age.

b) Please tell me age of each member

c) Please tell me gender of each member

r1. a) Name____ <open>

- b) Age____ <numeric>

r5. c) Gender: 1. Male 2. Female

If person belongs to household but is working elsewhere and only comes back for vacation, don't include (as they will have another main HH). If person is working elsewhere and returning on weekends, include.

Q1.8 Kish grid

Selected person for interview from Kish Grid:
<calculated>

IF MORE THAN 1 PERSON IN 1.6

Q1.9 Household roster

(Interviewer Read: In each household, we randomly select one person to conduct the interview. This ensures that we will get the opinions of a wide variety of people. In this household, I would like to talk to <pipe 1.8>.)

Is <pipe 1.8> Present?

No

Show if No selected at 1.9

Please suggest when can we conduct the interview

Show box for Date and Time

r1. Yes (Skip to 1.10)

(Programmer: if r1, r3 or r4 is answered then TERMINATE.)

Q1.12 Permission to record

Also, parts of this interview may be recorded for quality assurance purposes. These recordings will never be shared with anybody else other than the researchers working on this project. They will be deleted after the project is completed. Do I have permission to record parts of this interview?

r1. No <TERM>

r2. Yes <Start recording if selected yes>

READ THIS INTRODUCTION IF PERSON SELECTED IN 1.8 IS DIFFERENT FROM THE PERSON ANSWERING QUESTIONS SO FAR. SKIP IF SELECTED PERSON WAS PRESENT FOR INTRODUCTION

Q1.10 Introduction to respondent

Refer to “Country Specific Demos.XLS” file for introduction

Q1.11 Phone number

For quality assurance purposes, you may receive a follow up-call to confirm your participation and gather some additional feedback on how the survey was conducted. The follow-up call may just require an additional 2-3 minutes. May I have your phone number, please?

r1. Phone number ____<10 digits input>

r2. Refused

[ASK FOR COLOMBIA ONLY]

Q1.11 A Data Permission

Do you give permission for your data to be sent to the United States of America for processing?

r1. No

r2. Yes

r3. DK

r4. Refused

SECTION 2: RESPONDENT PROFILE

Q2.1 Education

Let's start with a few questions about yourself.

What is the highest level of school you completed?

Refer to "Country Specific Demos.XLS" file for
codelist

Q2.2 Marital Status

What is your current marital status?

r1. Single/Never been married

r2. Married

r3. Separated

r4. Divorced

r5. Widowed

r6. DK

r7. Refused

Q2.3 Employment Status

Refer to "Country Specific Demos.XLS" file for
codelist

Q2.4 Income Level

Which one of these phrases comes closest to your
own feelings about your household's income these
days?

r1. Very difficult to live on present income

r2. Difficult to live on present income

r3. Getting by on present income

r4. Live comfortably on present income

r5. Live very comfortably on present income

r6. DK

r7. Refused

Q2.5 Economic Outlook

How do you expect your personal financial
situation to change over the next 2 years?

r1. Get worse

r2. Stay the same

r3. Get better

r4. DK

r5. Refused

Q2.6 Living Environment Wellbeing

How satisfied are you with your living environ-
ment, including your home, village/town/city,
utilities, infrastructure, traffic, air, water and soil
quality?

r1. Very dissatisfied

r2. Dissatisfied

r3. Neutral

r4. Satisfied

r5. Very satisfied

r6. DK

r7. Refused

SECTION 3: TENURE ASSESSMENT

Q3.1 Tenure

How long have you, personally, lived in this dwelling?

r1. ____ Years <numeric>

Q3.2 Expected future tenure

How long do you think you will continue to live here? Your best estimate is fine.

r1. Less than 1 Year

r2. 1 -2 years

r3. 3 - 5 years

r4. 6 – 10 years

r5. Longer than 10 years / lifelong

r6. DK

r7. Refused

SHOW IF 3.2 <> R5 (ANY ANSWER LESS THAN 10 YEARS/ LIFELONG) – ALSO SHOW FOR DK AND REFUSED [<RANDOMIZE R1 AND R2>]

Q3.3 Reason for leaving

How long do you think you will continue to live here? Your best estimate is fine.

r1. You would be forced to move against your will or

r2. It would be your own, free decision to move

r3. Other, please specify ____ <open, mandatory if selected>

r4. DK

r5. Refused

Q3.4 Ownership

Who owns this dwelling?

r1. I own myself (alone)

r2. I own jointly with my spouse < if married>

r3. I own jointly with somebody else

r4. Somebody else in this household owns ____ <open, mandatory if selected>

r5. A family member not living in this household owns

r6. Another private person/individual owns (Not related to persons in this household/not a family member)

r7. Employer owns

r8. A company (not employer) owns

r9. A public institution owns / Government owns

r10. A cooperative owns

r11. Community owns

r12. Other, please specify ____ <open, mandatory if selected>

r13. DK

r14. Refused

IF NOT OWNED ALONE OR JOINTLY / IF 3.4>R3

Q3.5 Rent

Do you or somebody else who lives here pay rent to the owner? This could be money or goods and services provided to the owner..

r1. I pay rent – either alone or shared with somebody else

r2. Somebody else who lives here pays rent (but I don't pay)

r3. Another person (not living here) pays rent

r4. Employer pays rent

r5. Other, please specify ____ <open, mandatory if selected>

r6. Don't pay rent

r7. DK

r8. Refused

SHOW IF NOT OWNED, ALONE OR JOINTLY, AND NO RENT PAID
/ IF 3.4>R3 AND 3.5>R5

Q3.6 Squatting or other circumstance

Can you tell me a bit more about the circumstances under which you live here? For example, do you have permission from the owners to live here?

- r1. Have permission, please explain _____ <open, mandatory if selected>
- r2. Have no permission/squatting
- r3. Other, please specify _____ <open, mandatory if selected>
- r4. DK
- r5. Refused

PRE-CLASSIFY BASED ON LOGIC SHOWN, INTERVIEWER TO REVIEW

Q3.7 Tenure classification

Can you tell me a bit more about the circumstances under which you live here? For example, do you have permission from the owners to live here?

A Tenure classification

- r1. Renter <if 3.5>=r1, r2, r3 ,r4, r5>
- r2. Owner/Joint owner <if 3.4>=r1, r2, r3>
- r3. Stay with permission <if 3.6>=r1>
- r4. Stay without permission <if 3.6>=r2>
- r5. Other <everything not captured by rules above>

B Interviewer confirmation

- r1. Classification not correct or unclear <discuss with supervisor after interview>
- r2. Classification correct

< IF OWNED – 3.7R2 >

Q3.8 Housing Loan

Do you pay a housing loan?

- r1. No
- r2. Yes
- r3. DK
- r4. Refused

IF 3.4 IN (R1 – R5)

Q3.9 Land Ownership

Who owns the land that this dwelling is on?

- r1. I own myself (alone)
- r2. I own jointly with my spouse <if married>
- r3. I own jointly with somebody else
- r4. Somebody else in this household owns
- r5. A family member not living in this household owns
- r6. Another private person/individual owns (Not related to persons in this household/not a family member)
- r7. Employer owns
- r8. A company (not employer) owns
- r9. A public institution owns / Government owns
- r10. A cooperative owns
- r11. Community owns
- r12. Other, please specify _____ <open, mandatory if selected>
- r13. DK
- r14. Refused

Q3.T Property Term definition

Decide about the type of property (clarify with respondent only if needed):

- r1. No land attached, e.g., apartment in urban areas
- r2. Any land attached, e.g. rural areas; also includes single-family home with yard/garden

IF OWNED – 3.7R2

Q3.10 Acquisition

How did you acquire this <\$property>?

- r1. Inherited from my family
- r2. Inherited from my spouse's family <if not single/never married>
- r3. Through marriage <if not single/never married>
- r4. Bought from private individual
- r5. Allocated by government
- r6. Allocated by local/customary authority (e.g., community, elder)
- r7. Exchange for other property
- r8. Donation by charitable organisation
- r9. Constructed it (INT: If they say they constructed it, check how they acquired the land and check that option)
- r10. Other, please specify _____ <open, mandatory if selected>
- r11. DK
- r12. Refused

r2. Yes

r3. DK

r4. Refused

Q3.11 Infrastructure

Does your <\$property> have...?

- A. A reliable water supply
- B. A reliable electric supply
- C. Reliable garbage pickup
- D. Latrine facility attached to dwelling
- E. Latrine facility unattached to dwelling
- F. Cooking available inside the dwelling
- G. Cooking available outside the dwelling
- H. An address

Responses for A-H

r1. No

SECTION 4: TENURE SECURITY PERCEPTIONS

ROTATE SECTIONS 4 AND 5 [PLEASE MAKE SURE THERE IS VARIABLE THAT STORES THE ROTATION, SO WE CAN ANALYZE THE DATA ACCORDINGLY]

ROTATION TO EVALUATE ORDER EFFECTS – ASKING BENEFITS (INCL. BUNDLE OF RIGHTS) VS. TENURE SECURITY QUESTIONS FIRST.

Q4.1 Other properties used

Do you PERSONALLY own, lease, or otherwise possess rights to use any land or property - other than the <\$property> where you live? If so, please tell me which type of land or property, and how you use it. <multi>

r1.	No <exclusive>
r2.	Yes, land with agricultural use - one property or parcel
r3.	Yes, land not agriculturally used - one property or parcel
r4.	Yes, land - multiple properties or parcels, and at least one with agricultural use
r5.	Yes, land - multiple properties or parcels, and none with agricultural use
r6.	Yes, one other property that is not land (e.g., building or business)
r7.	Yes, multiple other properties that are not land (e.g., building or business)
r8.	DK
r9.	Refused

Q4.2 Likelihood of losing rights in any property or parts

[Keep the question standard for all countries like in India]

<IF 4.1=R1>

In the next 5 years, how likely or unlikely is it that you could lose the right to use the <\$property> where you live <show only if \$property="property"> , or part of that <\$property> against your will?

<IF 4.1 IN R2-R9>

Now please think about all the properties you use – the one where you live, and any others you use. In the next 5 years, how likely or unlikely is it that you could lose the right to use any of your properties, or part of any of these properties against your will?

r1.	Very unlikely
r2.	Unlikely
r3.	Neither (likely nor unlikely)
r4.	Likely
r5.	Very likely
r6.	DK
r7.	Refused

IF 4.1 NOT R1

Q4.3 Transition back to focus on property they live in

Now let's focus just on the property that you currently live in.

Q4.4 Transition to additional questions

Now let's focus just on the property that you currently live in.

RANDOMIZE ORDER OF 4.5 – 4.7

Q4.5 Confidence of 5yr tenure binary

Do you feel confident that you can continue to live in this <\$property> for at least the next 5 years, if you desire to do so?

- r1. No
- r2. Yes
- r3. DK
- r4. Refused

SHOW IF 4.5=R.2

Q4.5a Confidence of 5yr tenure scaled

How confident would you say you feel?

- r1. Not at all confident <hide in this question>
- r2. Not confident <hide in this question>
- r3. Somewhat confident
- r4. Confident
- r5. Very confident
- r6. DK
- r7. Refused

Q4.6 Worry of leaving against will

How worried are you that you could lose the right to live in this <\$property><IF \$property=property>, or part of this property<end if>, against your will in the next 5 years?

- r1. Not worried at all
- r2. Not worried
- r3. Somewhat worried
- r4. Worried
- r5. Very worried
- r6. DK
- r7. Refused

Q4.7 Possibility of losing right to live in property

Do you think it is at all possible that you could lose the right to live in this <\$property> <IF \$property=property>, or part of this property<end if> against your will in the next 5 years?

- r1. No
- r2. Yes
- r3. DK
- r4. Refused

ASK AFTER THE RANDOMIZED SET 4.5 – 4.7 WAS COMPLETED ,
SKIP IF 4.5=REFUSED OR 4.5A > R3

Q4.8 Reason for (in)security unaided

<if 4.5=r1> **Just to confirm, you said earlier you don't feel confident that you will be able to live in this <\$property> for at least the next 5 years, if you desire to do so. Why do you say that?**

<if 4.5=r2 and 4.5a=r3> **Just to confirm, you said earlier you feel somewhat confident that you will be able to live in this <\$property> for at least the next 5 years, if you desire to do so. Why do you say that?**

<if 4.5=r3 or 4.5a=r6> **Just to confirm, you said earlier you are not sure about your ability to live in this <\$property> for at least the next 5 years, if you desire to do so. Why do you say that?**

- r1. _____ <open, mandatory>

IF 4.5=R1 OR (4.5=R2 AND 4.5A=R3) 4.9A - HIDE IF TENURE
CLASSIFICATION = OWNER IN 3.7

Q4.9 Reason for insecurity aided

And are any of the following among the reasons why you might have to leave this <\$property> in the next 5 years?

- A. Because the owner may ask you to leave
- B. Because of disagreements with family or relatives
- C. Because companies may seize this <\$property>
- D. Because other people or groups may seize this <\$property>

E.	Because of a lack of money or other resources needed to live in this <\$property>, such as inability to pay rent or other fees
F.	Because the government may seize this <\$property> (e.g., for development purposes)
G.	Because of issues with local/customary authorities (e.g., officials/chiefs, elder)
H.	Because of poor land administration (e.g., missing or inaccurate land records)
I.	Because of a conflict or terrorism
J.	Because of a natural disaster (e.g., flood)
Responses for A-J	
r1.	No
r2.	Yes
r3.	DK
r4.	Refused

Q4.10 Possibility of attempt to take away dwelling
Do you think it is AT ALL POSSIBLE that an individual or group might TRY to take away your right to live in this <\$property>?

r1.	No
r2.	Yes
r3.	DK
r4.	Refused

Q4.11 Knowledge of defending
If somebody tried to challenge your rights to live in this <\$property>, would you know how to defend your rights?

r1.	No
r2.	Yes
r3.	DK
r4.	Refused

Q4.12 Authorities support

How confident are you that the authorities would protect you if somebody tried to take away your right to live in this <\$property> and force you to leave?

r1.	Not at all confident
r2.	Not confident
r3.	Somewhat confident
r4.	Confident
r5.	Very confident
r6.	DK
r7.	Refused

Q4.13 Reason for insecurity aided

I'd like to better understand how confident you are about your right to stay in this <\$property> in the case of certain events. Some of these may seem unlikely, but I'd like to hear how you think about these situations.

Please tell me if you are confident that you could stay in this <\$property> in each of the following cases: <randomize>

- A. In case of a divorce <if married>
- B. In case your spouse died <if married>
- C. If you lost your job <if employed><keep together with next>
- D. In case someone else in the family lost their job
- E. In case of a family disagreement
- F. If you couldn't pay the rent for 2 consecutive months <if renter>
- G. if you couldn't pay the housing loan 2 consecutive months <if housing loan>
- H. In case a company tried to take over the land your dwelling is on
- I. In case the government tried to seize your <\$property> from you (e.g., if they build a road or other infrastructure)
- J. In case another person or group claims ownership
- K. In case somebody else fraudulently sells the <\$property>
- L. In case a neighbour initiates a boundary dispute
- M. In case of issues with local/customary authorities (e.g., officials/chiefs, elder)

Responses for A-M

- r1. No (not confident)
- r2. Yes (confident)
- r3. DK
- r4. Refused
- r5. Not applicable

IF 4.5A<VERY CONFIDENT

Q4.14 Expected impact of confidence increase

Suppose you could be completely confident that you could stay in this <\$property> for as long as you want. Would you do anything different or make any decisions if you had this level of confidence?

- r1. No
- r2. Yes, please explain _____ <open, mandatory if selected>
- r3. DK
- r4. Refused

SECTION 5: BENEFITS OF TENURE SECURITY

ROTATE SECTIONS 4 AND 5 [PLEASE MAKE SURE THERE IS VARIABLE THAT STORES THE ROTATION, SO WE CAN ANALYZE THE DATA ACCORDINGLY]

ROTATION TO EVALUATE ORDER EFFECTS – ASKING BENEFITS (INCL. BUNDLE OF RIGHTS) VS. TENURE SECURITY QUESTIONS FIRST.

Q5.1 Property Income

Do you use this <\$property> to earn any money or to produce anything to support your household?

r1. No

r2. Yes

r3. DK

r4. Refused

IF OWNED – 3.7R2

Q5.2 Bundle of rights

Which of the following could you decide alone, <if married>or together with your spouse<end if>, or together with somebody else? <randomize>

A. Rent out the <\$property>

B. Sell the <\$property>

C. Use <\$property> as collateral to get credit/financing

D. Transfer the <\$property> to a family member

E. Decide who will inherit the <\$property> after my death

Responses for A-E

r1. No (not confident)

r1. Could not decide to do

r2. Could decide together with spouse <if married>

r3. Could decide together with somebody else (other than spouse)

r5. DK

r6. Refused

<IF OWNED>

Q5.4 Used as collateral

Have you ever used or tried to use this <\$property> as collateral to get access to credit/financing?

r1. No, never used or tried

r2. Yes, tried to use (but did not end up using)

r3. Yes, actually used

r4. DK

r5. Refused

SECTION 6: DOCUMENTATION

Q6.1 Documentation unaided

What kind of documents do you have that demonstrate your rights to live in this <\$property>? Please tell me all such documents that show either your name or the name of a family member.

Refer to “Country Specific Demos.XLS” file for codelist
<multi>

Q6.2 Documentation aided

Do you have any of the following documents that demonstrate your rights to live in this <\$property>?

Refer to “Country Specific Demos.XLS” file for codelist
<show all not selected in 6.1>

Q6.3 Documentation names

And which of these documents show your own name, or the name of a family member?

Refer to “Country Specific Demos.XLS” file for codelist
<show all selected in 6.1 or 6.2>

Q6.4 Legal recognition of documents

What is the biggest reason why you do not have formal documents that show your rights to live in this <\$property>? Is it because...

Refer to “Country Specific Demos.XLS” file for codelist
<show all selected in 6.1 or 6.2>

If none of 6.1 and 6.2 in (A-H) – no formal documentation

Q6.5 Reason for not having documents

What is the biggest reason why you do not have formal documents that show your rights to live in this <\$property>? Is it because...

<randomize, multi>

- r1. it costs too much to get them
- r2. you'd have to travel too far to get them
- r3. you don't have the necessary paperwork to get the documents (i.e. receipt of payment, etc.)
- r4. the process takes too much effort
- r5. the process is too confusing/difficult to understand

- r6. of family disagreements
- r7. you don't need the documents
- r8. you don't think documents would improve your rights
- r9. you lost the documents or they were stolen
- r10. some other reason, specify _____ <open, mandatory if selected>
- r11. DK
- r12. Refused

SECTION 7: OTHER PROPERTY/LAND MODULE

ASK THIS SECTION IF 4.1 IN (R2 – R7), OTHERWISE SKIP TO SECTION 8

Q7.1. Most relevant other property intro

<If one other property – 4.1r2 or 4.1r3 or 4.1r6 >

7.1.1 You previously indicated you use properties other than the <\$property> where you live. I'd now like to ask you a few questions about this other property.

<If more than one property – 4.1r4 or 4.1r5 or 4.1r7 or a combination of items selected>

7.1.2 Since you mentioned that you have multiple other properties, please think about the property that is most valuable to you PERSONALLY when answering the next questions. It could be most valuable to you because it contributes most to your income or livelihood, or because of other reasons.

Q7.2 Ownership status other property

Do you own this other property, lease it, possess a right to use it, or do you have some other arrangement?

- r1. Own
- r2. Lease
- r3. Have been given the right to use
- r4. Other, please specify _____ <open, mandatory if selected>
- r5. DK
- r6. Refused

Q7.3 Possibility of losing right to use other property

Do you think it is at all possible that you could lose the right to use this other property, or even part of this other property, against your will in the next 5 years?

- r1. No
- r2. Yes, could lose the right to use the entire property or part of the property
- r3. Not sure/DK
- r4. Refused

If 7.3 <=> r4

Q7.4 Reasons for (in)security of other property open

Why do you say that?

- r1. _____ <open, mandatory>

Q7.5 Possibility of losing right to use other property

And do you think any of the following situations could force you to give up the use of this other property? <randomize>

- A. In case of a divorce <if married>
- B. In case your spouse died <if married>
- C. If you lost your job <if employed><keep together with next>
- D. In case someone else in the family lost their job
- E. In case of a family disagreement
- F. <don't show (placeholder to match 4.13 codes)>
- G. <don't show (placeholder to match 4.13 codes)>
- H. In case a company tried to take over this other property
- I. In case the government tried to seize this other property from you (e.g. if they build a road or other infrastructure)
- J. In case another person or group claims ownership of this other property
- K. In case somebody else fraudulently sells this other property
- L. In case a neighbour initiates a boundary dispute about this other property
- M. In case of issues with local/customary authorities (e.g., community, elder)

Responses for A-M

- r1. No
- r2. Yes
- r3. DK
- r4. Refused

Q7.6 Documents for other properties

Do you have documentation of your rights to use this other property?

- r1. No
- r2. Yes
- r3. Not sure/DK
- r4. Refused

IF MORE THAN ONE PROPERTY – 4.1R4 OR 4.1R5 OR 4.1R7 OR A COMBINATION OF ITEMS SELECTED

Q7.7 Possibility of losing right to use any of other properties

You mentioned you have other properties in addition to the property you live in and the other one we just talked about.

Do you think it is at all possible that you could lose the right to use ANY of those other properties – or even a part of those properties - against your will in the next 5 years?

- r1. No
- r2. Yes, could lose the right to use an entire property or part of a property
- r3. Not sure/DK
- r4. Refused

SECTION 8: PROPERTY RIGHTS CONTEXT AND PERCEPTIONS

Q8.1 Experience of losing property rights

Did you personally ever lose the right to live in a property, or did you ever have to give up the right to use another property (other than the one you lived in) against your will?

- A. Lost right to live in a property
- B. Had to give up right to use a property (other than the one living in) or land

Responses options for A-B

- r1. No
- r2. Yes
- r3. DK
- r4. Refused

Q8.2 Experience of rights disputes

And has anyone ever disputed your right to live in a property, or disputed your right to use another property?

- r1. No
- r2. Yes
- r3. DK
- r4. Refused

Q8.3 Experience of property rights loss in family

Did ANYBODY IN YOUR FAMILY ever lose the right to live in a property, or lose the right to use a property or land?

- r1. No
- r2. Yes
- r3. DK
- r4. Refused

Q8.4 Knowledge of property rights issue in village/town

Are you aware of ANY PEOPLE IN THIS VILLAGE/TOWN losing their right to live in or use their property or land in the past 5 years?

- r1. No
- r2. Yes
- r3. DK
- r4. Refused

Q8.5 Concern about expropriation in village/town

Do you think the people in your village/town are at all concerned about losing their property or land?

- r1. No
- r2. Yes
- r3. DK
- r4. Refused

Q8.6 Perceived property protection in country

In general, how well do you think people in this country are protected when it comes to their right to live in their property, or use their property and land?

- r1. Not protected
- r2. Not well protected
- r3. Somewhat protected
- r4. Well protected
- r5. Very well protected
- r6. DK
- r7. Refused

Q8.7 Confidence in government and judicial system

Do you have confidence in

<randomize>

A. The national government?

B. Judicial system and courts?

Responses for A-B

r1. No

r2. Yes

r3. DK

r4. Refused

Q8.8 Corruption perceptions

How common are corruption and bribery...

<randomize>

A. Among businesses?

B. In the government?

Responses for A-B

r1. Not common

r2. Somewhat common

r3. Very common

r4. DK

r5. Refused

CLOSING LANGUAGE TO BE ADDED.

0.14 Photo

TAKE PICTURE AT THE END OF THE SURVEY (IF SELECTED TAKE PICTURE AT THE END OF SURVEY)

0.9 GPS

Appendix B: Composite Security Score

To test the consistency and robustness of responses received across the different tenure security questions, we developed a composite security score for each individual based on a number of tenure security-related questions asked in the survey. These included questions about tenure length, knowledge of how to defend one's rights if challenged, perceived security in the event of various scenarios such as divorce or spousal

death, etc. Table 7 provides an overview of the questions used and the points assigned per question (see questionnaire in appendix for exact question wording). A higher score was assigned for responses reflecting a higher degree of tenure security. Therefore, a higher composite score implies greater perception of tenure security.



Points assigned per question for composite tenure security score calculation

TABLE 7

Question included		Points added to/ subtracted from score
3.2	[Expected future tenure]	
	Less than 10 years	0
	Longer than 10 Years/ lifelong	+1
3.3	[Reason for leaving]	
	You would be forced to move against your will	-2
	It would be your own, free decision to move	0
	Other	0
4.2	[Likelihood of losing right to use property]	
	Very unlikely	+2
	Unlikely	+1
	Neither (likely nor unlikely)	0
	Likely	-1
	Very likely	-2
4.5	[Confidence of 5 year tenure]	
4.5a	No	-1.5
	Yes - somewhat confident	+0.5
	Yes - Confident	+1
	Yes - Very confident	+2
4.6	[Worry of leaving against will]	
	Not worried at all	+2
	Not worried	+1
	Somewhat worried	0
	Worried	-1
	Very worried	-2
4.7	[Possibility of losing right to live in property]	
	No	+1.5
	Yes	-1.5
4.10	[Possibility of attempt to take away dwelling]	
	No	+1.5
	Yes	-1.5
4.11	[Knowledge of defending rights]	
	No	+1.5
	Yes	-1.5
4.12	[Authorities support]	
	Not at all confident	-1.5
	Not confident	-0.5
	Somewhat confident	0
	Confident	+0.5
	Very confident	+1.5
4.13	[Robustness/Scenarios in which they could stay]	
	Count Yes; divided by 2	+ (adding resulting number)
	Count No; divided by 2	- (adding resulting number)

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