

Frequently Asked Questions (FAQs) about Prindex Methodology

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1. What is Prindex?

Prindex is a global database of individuals' perceived tenure security, disaggregated by sex and tenure type. Perceived tenure security is a measure of how an individual *feels* about the security of their land and property. This does not necessarily reflect their legal status, but in some contexts legal security can underpin perceived tenure security. Perceptions can be measured in many different ways, from the perceived worry or fear of eviction to a perceived risk assessment of how likely it is. See [FAQ 5](#) for details on how we assess perceived tenure security.

2. Why did Prindex start?

The concept behind Prindex began in October 2015, responding to the call for globally comparable land indicators to support the Sustainable Development Goals (SDGs) adopted in the previous month. Five years later - with the 2020 data release - Prindex will include nationally-representative data from 140 countries, providing the first comparable, global dataset on perceived tenure security.

The resulting dataset is a global public good published on its [own website](#) and on [Land Portal](#), which seeks to provide open data to all users, including National Statistical Offices and Agencies. The use of Prindex data and research outputs are regulated by Creative Commons Licences [CC BY-NC 4.0](#) and [CC BY-NC-ND 4.0](#) respectively. More information on the terms of use can be found on the Prindex website under [Terms and Conditions](#).

Prindex is run by two not-for-profit organisations – [ODI](#) and [GLA](#) – which share a common mission of promoting a just and sustainable world, and together form Prindex Global. The global team undertakes research and analysis of Prindex data, providing technical support to those wanting to use the Prindex methodology or data through direct contact, Masterclasses and training modules. Government officials, policy researchers and local academics can get in touch with a member of the research team via info@prindex.net if they wish to learn more about how to use the data.

3. How can Prindex data be used?

Prindex documents and provides robust globally comparable data on the extent and nature of tenure security. This data can be used by governments to set specific targets against which to track progress. It can also be used to raise awareness and highlight the urgency of addressing land and property rights in a particular context, or to facilitate new research that helps to improve our understanding of land tenure issues both globally and within particular contexts. See [country pages](#) and our [thematic reports](#) for examples of such research.

For instance, women and vulnerable groups may feel more insecure in certain countries or scenarios, as the 33-country [Gender Report](#) demonstrated using 2018 data from the Waves 1 & 2. The same data also suggested that countries in sub-Saharan Africa (with exceptions, such as Rwanda) face lower perceived tenure security than countries in Southeast Asia or Latin America, as evidenced in the [Comparative Report](#). Because the survey distinguished between different *forms* or classifications of tenure, it was also possible to identify *renters* as being particularly vulnerable to low levels of security in the [Urban Report](#). All of these findings can be used to target policy interventions to help identify and secure land rights of women, renters as well as other vulnerable groups in certain geographies, such as widows in Benin.

4. How can Prindex data inform policy?

Prindex is designed to inform policy and programming decisions to strengthen the tenure security of all citizens - particularly the poor and vulnerable - and reap the potential economic, social and political benefits of more secure land and property rights.

Findings from Prindex data can serve as a springboard for further “deep dive” data collection and analysis by identifying policy-relevant issues that are not well understood. For example, early research using Prindex data revealed that - perhaps contrary to expectations - in some contexts formal documentation of property rights is not closely linked to greater perceived tenure

security. Subsequent data collection efforts could help to illuminate why it is that documentation has not translated into improved security in these cases.

Besides the data, the Prindex methodology can be used to guide programming decisions, identifying where programmes to improve tenure security can be targeted, highlighting regions or groups within a country that would most benefit from such interventions, and tracking their success in improving perceived tenure security. Details on the [questionnaire](#) and [sampling strategy](#) are openly available.

5. Whose perceived tenure security does Prindex measure?

The general population. The global Prindex survey is run in a nationally-representative sample of *individual* adults (18+) in 140 countries around the world. In line with SDG 1.4.2's focus on tracking perceived tenure security "by sex and by type of tenure" and literature on gender-sensitive surveys (Doss, 2014; Doss et al., 2019), this allows Prindex to measure individual perceptions and avoids the problems caused by interviewing only the head of the household. In particular, the data allows us to identify the sources of insecurity related to the intrahousehold allocation of assets and rights.

Surveys that treat the household head as a unitary decision-maker can ignore the views of women, youth and other marginalised members of the household. The approach also allows us to assess the perceived tenure security of people who live in informal tenure arrangements, such as those living with friends and relatives (classified in the dataset as respondents who "stay with permission" and "family member owns"), as well as owners or renters. The approach allows users of Prindex data to design policy responses targeted at individual groups affected by self-reported tenure insecurity.

The global Prindex database distinguishes between rural and urban areas; it is representative at a national level but not at a sub-national level. The current phase of Prindex is collecting larger samples in key countries, which will enable particular geographical hotspots or perceived tenure insecurity to be identified.

6. Are any groups or areas excluded from Prindex surveys?

Yes. The clustered random sampling methodology (see [next section](#)) inevitably does not include all groups or regions in a country. This occurs for two reasons.

1. We select and interview a sample of respondents that are representative of the country population. This is in contrast to a census which aims to collect data on an entire population. As we use a multistage sampling approach, we do not necessarily conduct surveys in all areas of a country. This does not affect the representativeness of the survey or introduce bias, provided all of the population of the country have a chance to be selected.
2. Certain groups or regions - are excluded from the sample frame. There are several reasons why elements could be omitted. These include groups that represent a very small share of the country's overall population profile and are very difficult to survey, where respondents do not have a fixed abode or telephone and when areas are unsafe for the survey vendors to visit. Exclusions of this type can affect the representativeness of the survey and introduce bias and so should be kept to a minimum. An example is people living in the Colombian department of Amazonas. By area, Amazonas represents the largest department in the country. However, its population of just 76,200 - many of whom are Indigenous Peoples - represents less than 0.01% of Colombia's population of 49 million.

For further details on sample exclusions and margins of error, see the [Gallup World Poll survey documentation](#) and the Prindex [data use guide](#).

7. Which types of property are included in the Prindex survey?

We ask respondents about two main types of land and property: their home (the main property in which they live) and other land or property to which they have rights. The clustered random sampling approach (see [here](#)) means respondents are selected based on where they live. We are therefore primarily interested in how secure a respondent feels about losing their right to use their home. To help those researching the data to distinguish between property types, we ask additional questions to determine whether there is land attached to the home (such as agricultural land or a home with a yard or garden), especially in rural settings based on subsistence farming. Respondents are asked separate questions about *other* land or property for which they have rights. This could include example agricultural land, business premises or other residential properties.

These questions enable us to analyse perceived tenure security by type of property.

Respondents who have user rights to other property may face greater risk of losing unguarded agricultural land in rural settings, but a lower risk in urban settings where they are renting out units. Crucially, policymakers wishing to determine the share of women among owners or rights-bearers of agricultural land (SDG 5.a.1) can use Prindex data to determine: a) the percentage of women with land attached to the dwelling, and b) women with other property that is being used for agricultural purposes.

8. Who collects Prindex data?

With inputs from the Prindex Research Advisory Group, the core Prindex global team organises pilots and selects independent survey agencies to run the surveys. The team also quality assures the data collected by independent surveying agencies, analyses it and communicates the results.

In the Wave 1 & 2 survey (2018), Prindex used two data research companies to collect data in 33 countries: Gallup and Course5 Intelligence (formerly CrossTab). These companies, in turn, use local vendors that are trained on how to conduct the Prindex survey in person or using established protocols. See [FAQ 9](#) for further details on how surveys are conducted.

In 2019, a shortened version of the Prindex questionnaire was included in the worldwide [Gallup World Poll \(GWP\)](#). Making use of the existing infrastructure and local know-how has enabled Prindex to scale up its data collection ambitions in a cost-effective way and provide data on perceived tenure security in 140 countries. Regional coordinators for Latin America, MENA, Sub-Saharan Africa and Southeast Asia are now in place to coordinate these efforts with National Statistical Agencies (NSAs).

Given the importance of adopting a consistent and uniform set of survey instruments to ensure that perception-based data is comparable (see [article](#)), it was not possible to channel data collection efforts through the NSAs themselves. While coordination is improving in light of the SDGs, NSAs continue to adopt different sampling methodologies and survey techniques, especially around perceived tenure security.

9. How are the surveys conducted?

Where a high proportion of the population have access to telephones (>80%), our vendors conduct surveys over the phone. This allows us to assess individual perceptions of perceived tenure security in the most cost-effective way. Where phone penetration is low, as in many lower income countries and rural areas, we conduct face-to-face interviews. A randomisation process is used (see [below](#)) to select a member of the household and ensure an equal-as-possible probability of a female respondent for both techniques.

10. How are respondents selected?

Because all countries do not have recent or accurate census data and some surveys are carried out face-to-face and by telephone, respondents need to be selected in different ways to achieve the desired nationally representative sample. The following paragraphs set out the key features

of the sampling approach we used in Wave 1 & 2. It is very similar to the approach used in the Gallup World Poll (GWP) wave of data collection.

Face-to-face surveys

In order to achieve a representative sample of the population, interviewers typically use a 3-stage stratified random cluster sampling design to select respondents:

1. Firstly, clusters of households (primary sampling units) are selected within a country. Typically, these are stratified according to population size and geography. In most countries, 100 clusters are selected.
2. In the second stage, households are selected within each cluster, usually by a 'random walk' method. In most countries, 10 households are selected from in each cluster. Unless an outright refusal occurs, interviewers can make up to three attempts to survey the selected household.
3. Finally, an individual within the household, aged 18 or over, is randomly selected from a roster of all household members. Either a Kish grid¹ or random selection method build in to the CAPI (Computer Assisted Personal Interviewing) software is used to select individual from the roster. If the selected respondent is unavailable, the interviewer will revisit the household at another time. If the selected respondent refuses to take part or is unavailable during the timeframe of the survey, another household is selected.

Telephone based surveys

Where telephone usage is greater than 80%, such as in most European countries, we conduct surveys over the telephone. We use Random Digit Dial (RDD) or a nationally representative list of phone numbers to select households. Respondents are then selected by either the latest birthday or Kish grid method. Where *mobile* phone penetration is high, a dual sampling frame is adopted. Further details are available under the [Sampling Strategy](#) section on our website.

These methods result in a representative sample of typically 1,000 men and women of every age, marital status or employment. This may sound like a small number, but for most countries it provides a reliable representation of the respective population's diversity. In more populous or diverse nations, such as Indonesia or Tanzania, we use a larger number of both clusters and interviewees.

11. How often does Prindex collect data?

Prindex is currently in its fourth round of data collection:

1. 2016 Pilot: Piloting efforts began in 2016 using Gallup data from nine countries, including Brazil, Colombia, Egypt, Greece, India, Indonesia, Nigeria, Peru and Tanzania
2. 2017 Pilot: Prindex methodology was refined using specially commissioned deep-dive surveys in Colombia, India and Tanzania in 2017 (see [Analytical Report](#))
3. Wave 1 & 2 Survey: We launched the global survey in 2018 in 33 countries (see [Data and Reports](#) on website). This was split into two waves (1 & 2) of data collection and release.
4. Gallup World Poll: 2019/2020 data collection efforts in a further 107 countries are complete and we plan to release this data in mid-2020.

We plan to repeat the global survey every *two to three* years, complemented by tailored, country-specific 'deep-dive' surveys to provide further analysis. Ideally, the number of countries included in the global survey will fall over time as the Prindex module is integrated into regular data collection efforts by countries themselves.

¹ A Kish grid is a way of randomly choosing household survey respondents. The method avoids selection bias by assigning numbers to each member of the household based on age, and ensuring equal probability of selection for each possible survey participant. This avoids the survey being biased against the very young or very old.

12. What question does Prindex use to assess perceived tenure security and why?

The principal question used to measure perceived tenure security in the Prindex dataset is in line with global efforts to track SDG 1.4.2, specifically [those developed by UN-Habitat and the World Bank](#). It is phrased as follows:

Q1: In the next five years, how likely or unlikely is it that you could lose the right to use this property, or part of this property, against your will?

The question relies on respondents' perception of *risk* or *likelihood* of expropriation. This is distinct from other measures of perceived tenure security in the literature, including those that assess the *fear*, *confidence* or *worry* of retaining use rights or ownership of land and property. For instance, somebody who rents a property might consider it very likely that they will be asked to leave their apartment within the next 5 years, but they may not be worried about it. See the [Methodological Report](#) for the 2017 pilot for a detailed comparison of responses to the worry, possibility and confidence question in Colombia, India and Tanzania.

The Prindex initiative underwent several rounds of piloting and testing to determine the most appropriate globally comparable measure of perceived tenure security. This does not preclude other measures, that may yield important findings under certain contexts. As part of Prindex's efforts to continually refine and adapt its methodology, the Prindex team is exploring opportunities to test what different measures of perceived tenure security can reveal about individuals' behaviour in different circumstances.

One such example is the worry question in divorce or spousal death scenarios. Our testing and baseline results revealed a stark difference – [between 11 and 13 percent averaged across countries](#) – between men and women when it came to feeling *worried* about losing their land and property under these two circumstances. With few exceptions (e.g. Vietnam) where the question was considered culturally insensitive, the worldwide roll-out of the survey therefore included the following two questions in addition to the principal, likelihood question:

Q2.a. Suppose you and your spouse were to get divorced. How worried are you that your spouse would have the right to stay but you would be forced to leave this property under these circumstances?

Q2.b. And suppose – and we apologize as we know this may be hard to think about – your spouse was to pass away. How worried would you be that your right to stay in this property would be taken away from you if this occurred?

13. In what order does Prindex ask tenure-related questions and why?

The Prindex questionnaire always asks respondents about their perceived tenure security *before* asking interviewees about whether they possess documentation demonstrating their right to access the land and property in question. Our pilots demonstrated that this order is essential to avoid influencing people's reported perceptions: if a respondent reports having no documentation and is then asked about their level of perceived tenure security, they may relate their lack of documentation to their reported tenure security.

14. The Prindex results report the % of insecure and secure citizens in each country. How is this calculated?

The main [Prindex question](#) is answered using a 4-point scale:

- i. Very likely
- ii. Somewhat likely
- iii. Somewhat unlikely
- iv. Very unlikely

Respondents who did not know how to answer the question or refused to do so were coded separately.

The headline results treat respondents as secure (=1) if they report considering it “somewhat unlikely” (iii) or “very unlikely” (iv) that they could lose the right to use their property against their will. Rights are treated as insecure if eviction is perceived by the respondent to be “somewhat likely” or “very likely”. This allows a balanced assessment of perceptions. Testing of the 5-point scale during the 2017 Pilot – to allow a greater alignment with the SDG methodology – revealed that the midpoint response could not always be clearly assigned to either “secure” or “insecure”. The midpoint group appeared more insecure in India and Tanzania, but more secure in Colombia. Further details can be found in the [2017 Methodological Report](#). Review of the literature on scale considerations for cross-national surveys also indicated shorter scales are more accurate and less prone to cultural bias (see, e.g., Oishi 2003)

When interpreting the results, there are two additional factors to consider. Firstly, the rate of perceived tenure security is calculated as a share of total responses, including people who reported feeling insecure *and* those who did not know how to or refused to answer the question. The reported levels of insecurity should therefore be interpreted as a lower bound, whereas 100% minus the reported security is treated as an upper bound of perceived insecurity in a given country. For example, while Turkmenistan has the lowest reported level of insecurity in the world (2%), the upper bound of insecurity in this country is 10% due to the high number of non-responses. Finland actually has a higher level of security (94%) since insecurity ranges from 4% to 6%.

Secondly, the question was asked for any additional properties that the respondent has rights to. This includes agricultural land, properties used for running businesses or additional rental properties that are rented out or used (such as holiday homes). Respondents are only considered secure if the possibility of eviction is considered unlikely for *all* their properties. In other words, if an interviewee is secure about their main dwelling, but insecure about an additional property, they are considered *insecure*.

The worry question in [divorce](#) or [spousal death](#) scenarios was only asked in relation to the main dwelling and to respondents with spouses (i.e. married or in civil partnerships). Both questions use a 4-point scale:

- i. Very worried
- ii. Somewhat worried
- iii. Not worried
- iv. Not worried at all

Similar to the main question, the scale was recoded into three outcomes. Where rights are treated as secure if a respondent is “not worried at all” or “not worried” about expropriation, as insecure if a respondent is “somewhat worried” or “very worried” and “don’t know / refused”.

15. How does Prindex apply weights?

The data is weighted to ensure that it is representative at the national level by constructing base sampling weights to account for unequal probability of selection, for example from oversamples and differences in household size. Population statistics are used to adjust the base weights so the data are as representative as possible for other socio-demographic characteristics, including age and gender and, where possible, location (e.g. urban vs. rural). When analysing the data within countries, this weight needs to be applied appropriately. The variable is included in the dataset as *PRINDEX_WT*.

If multi-country results are required, users should either report headline results as the average of the country-level results calculated using the *PRINDEX_WT* variable *or* adjust the weights to account for the number of observations and country populations. The “average of country average” approach is appropriate for comparing rates of tenure security across groups of countries. The weights should be adjusted when reporting rates of perceived tenure security for the entire population of groups of countries.

16. What data does Prindex collect about respondents?

The [2019 Prindex survey](#), which was included in the Gallup World Poll, consists of 15 questions that can be grouped into three different categories:

Category	Detail
1. Type of property	The interviewer first establishes the type of property, distinguishing between standalone properties (e.g. apartments) and those with land attached (e.g. detached house with a yard or a garden)
	Whether someone in the household owns, leases or has the right to use a piece of land or property <i>other</i> than the home and if so, whether it is used for agricultural or non-agricultural purposes
	We also establish the <i>form</i> of tenure, distinguishing between five different categories of ownership (including joint ownership), rent, family ownership and informal tenure arrangements, including respondents who stay with and without permission
2. Perceived tenure security	The main Prindex question is asked of all properties that the respondent has rights to
	Where a respondent reports feeling insecure, the questionnaire establishes the <i>reason</i> for insecurity using a set of eight pre-defined answers
	We also ask married respondents how worried they would be about losing their main dwelling in a divorce or spousal death scenario
3. Property documentation	Whether anybody in the family household possesses property documentation. The country-specific list of pre-defined documents is read out
	Whether the respondent is personally named on any of the documents

The questionnaire used in the Wave 1 & 2 survey was more extensive. It includes the 15 questions in the 2019 Prindex survey as well as questions related to the benefits of tenure security and the broader property rights context. More detail of these questions can be found in the [Wave 1 & 2 questionnaire](#).

17. How does Prindex collect data on property documentation?

The Prindex questionnaires capture the possession of both formal and informal property documentation for both the home (main dwelling), and any other land and properties that the family may have property rights to.

We have developed 140 country-specific or localised lists of formal property documentation that can be viewed in court as evidence of tenure. These will be provided as a public good to the land community in mid-2020 on www.prindex.net. In the GWP survey, lists of documents are read out to respondents in the form of an aided question. The following list is a generic example, but details for each country will be available in the table.:

Type of document	Localised document in Austria	Formality
Title deed	<i>Besitzurkunde</i>	Formal
Land or registration certificate	<i>Grundbuchauszug</i>	Formal
Survey plan	<i>Bebauungsplan</i>	Formal
Registered lease agreement	<i>(gemeldeter) Pachtvertrag</i>	Formal
Rental contract	<i>Mietvertrag</i>	Formal
Property tax receipt	<i>Betriebs- und Nebenkostenabrechnung</i>	Informal
Utility bill	<i>Kaufvertrag</i>	Informal

In the Wave 1 & 2 survey, respondents were also given the opportunity to name any other document that was not included in the list. Documentation is categorised into formal and informal evidence of tenure based on whether it would be recognised in courts.

Finally, the questionnaire establishes whether a respondent is *personally* named on any of the property documentation that he or she has listed as possessing. Naming household members, especially females, has been touted as an effective intervention for strengthening tenure security.

18. Why is some of the demographic data that was included in the survey not publicly available?

There are three reasons why some demographic data is not publicly available:

1. The [Prindex questionnaire module](#) is part of the much larger Gallup World Poll survey. The Prindex Initiative is allowed to provide seven demographic variables for public release, alongside the results of the [Prindex module](#) itself. These include age, gender, marital status, income quintiles, the number of people in the household, levels of educational attainment and urbanicity.
2. Data efforts prior to the Gallup World Poll, including [Waves 1 & 2](#) and the [2017 Pilot](#), contain a multitude of publicly available data on questions relating to a wide range of demographic, socioeconomic and property characteristics, as well as many different questions relating to perceived tenure security. Further details of these can be found in the [questionnaire](#) and [codebook](#) for Waves 1 & 2, as well as the [Analytical Report](#) for the 2017 Pilot.
3. For all datasets, there are some variables that have been excluded where they could jeopardise a respondent's anonymity, including GPS coordinates. However, there are no variables that have been excluded for any other reason to ensure full transparency. All the data collected has been made available for research.

19. What are the differences and similarities between the Prindex methodology and the approach advocated by the custodians of SDG indicators 1.4.2?

SDG Indicator 1.4.2 requires information on the proportion of the adult population:

- With documented (legally enforceable) tenure rights that are legally recognized by governments.
- Who perceive their tenure rights as legally secure, regardless of whether these rights are documented.

[Guidelines](#) for reporting against indicators 1.4.2 and 5a.1 have been published by the FAO, World Bank and UN-HABITAT, the custodians of the indicators, outlining a module that can be inserted into broader surveys or used in a dedicated questionnaire.

The Prindex approach to measuring perceived tenure security allows countries to report against SDG indicator 1.4.2, in line with this:

- i. The question asked to respondents to measure their perceived tenure security is the same, namely:

In the next five years, how likely or unlikely is it that you could lose the right to use this property, or part of this property, against your will?

- ii. The Prindex methodology also uses a sampling approach that sits within what the custodians' guidelines identify as the "gold standard approach ... interviewing either all adult household members or a randomly selected subsample of adult household members (with the option of interviewing one randomly selected household member) about their own tenure rights." (FAO; The World Bank; UN-Habitat. 2019; 28). Many household surveys interview only the household head, which does not allow for the results to be nationally representative and will often conceal the voices of women, youth and those not directly owning land or property.

However, there are some differences that need to be taken into account when comparing results collected using the custodians’ approach:

- i. **Scale of measurement:** Prindex uses a 4-point scale with equal weighting attributed to security and insecurity, compared to the 5-point scale used in the methodology proposed by the custodians (see table below). Testing of the 5-point scale during the 2017 Pilot – to allow a greater alignment with the SDG methodology – revealed that a 4-point scale allows for a more balanced assessment of perceptions. Review of the literature on scale considerations for cross-national surveys also indicated that shorter scales are more accurate and less prone to cultural bias.

4-point vs. 5-point security measurement scale

Classification	4-point scale (Prindex)	5-point scale (Custodians)
Insecure	Very likely	Extremely likely
	Somewhat likely	Very likely
		Moderately likely
Secure		Slightly likely
	Somewhat unlikely	Not at all likely
	Very unlikely	

- ii. **Types of property assessed:** Prindex data focusses on: a) the primary residential property; b) any land attached to that property (e.g. a garden or a field used for agricultural purposes); and c) detached land or property used for residential, industrial, commercial or agricultural purposes. The custodians’ guidelines measure the perceived tenure security of each parcel of land, without necessarily distinguishing between continuous parcels of land used for multiple purposes (e.g. properties with land attached).
- iii. **Order of questions:** the Prindex module/questionnaire asks about possessing documentation *after* asking about levels of tenure security while the custodians’ guidelines put the questions about documentation *before* the question on tenure security. Please see [FAQ 13](#) for further background on why the order of questions is important.

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