

Supporting Women's Land Rights and Strengthening Their Economic Role to Improve Recovery, Rebuilding, And Long-Term Development After Disasters in Pakistan

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Abstract

This study investigates the critical role of women's land rights in shaping post disaster recovery, rebuilding and long term economic development in Pakistan. Recurrent natural disasters, including floods and earthquake disproportionately affect women due to entrenched gender inequalities in land ownership and access to resources. Using a mixed methods approach comprising surveys of 300 disaster affected women across Sindh, Punjab and KP in depth interviews with 30 stakeholders and policy analysis the study examines how tenure security influences rebuilding speed, income restoration access to credit and empowerment. Findings reveal that women with formal or joint land titles experience faster reconstruction greater economic resilience and improved participation in household and community decision making while landless women face prolonged recovery and exclusion from aid. The study also highlights persistent cultural, legal and bureaucratic barriers, emphasizing the need for joint titling, digitized land records gender sensitive aid and awareness campaigns. Strengthening women's land rights emerges as a transformative strategy for equitable, resilient and sustainable post disaster development.

Keywords: Women's land rights, Disaster recovery, Economic empowerment, Gender equality, Pakistan, Post-disaster resilience

Introduction

Pakistan confronts recurrent natural disasters, including floods and earthquakes, that inflict severe socioeconomic devastation, disproportionately impacting women due to entrenched gender disparities in land ownership and economic agency [1]. The 2022 floods alone displaced 33 million people, obliterating 1.7 million homes and vast agricultural lands in Sindh and Balochistan, where women's insecure tenure intensified livelihood losses and shelter insecurity [2][3]. Strengthening women's land rights proves pivotal for equitable recovery, resilient rebuilding, and sustainable development, as secure property facilitates credit access, agricultural investment, and community leadership [4][5]. This introduction elucidates legal-cultural

impediments, gendered disaster effects, empowerment mechanisms, knowledge lacunae, and policy pathways, underscoring the imperative for gender-integrated disaster risk reduction (DRR) aligned with SDGs 5 and 13 [4].

Legal and Socio-Cultural Context

Land tenure in Pakistan epitomizes economic security and social stature, yet women possess under 2% of agricultural land despite forming 70% of rural labor [1] [5][6]. Article 23 of the Constitution affirms equal property rights, complemented by the Muslim Family Laws Ordinance 1961 and Sharia mandates one-half inheritance for daughters, one-quarter for widows frequently subverted by customs like بخشوانا (bakhshwana) and تنازل (tanazul) [7][1]. UNESCAP's rural Punjab survey documents only 36 of 1,000 women holding rights, with nine able to transact independently, amid tribal jirgas and benami practices [1][8][1]. The 2021 Women's Property Rights Act deploys ombudspersons, but 18th Amendment devolution hampers uniform enforcement [9].

Gendered Dimensions of Disaster Impacts

Disasters amplify women's precocity via tenure insecurity, curtailing mobility, aid, and participation [2]. The 2010-2011 Indus floods evicted 9 million, marginalizing landless female tenants as reconstruction privileged male titleholders [2][10]. The 2005 Kashmir earthquake protracted women's recovery sans homestead rights, while 2022 deluges escalated gender-based violence and sanitation crises [11][12]. ICIMOD's Hasanabad analysis reveals 40% prolonged delays for female-headed households [13].

Empirical Evidence on Empowerment

Secure land elevates incomes 20-30% through microfinance collateral and yields, per World Bank and Oxfam findings [2][5][8]. Sindh People's Housing for Flood Affected titled 10,000 women across 150,000 units, catalyzing enterprises via training[15][14]. GFDRR endorses inclusive titling for swifter restoration [3].

Research Gaps and Objectives

Literature affirms tenure-resilience links but neglects inter-sectional DRR integration in Pakistan, with scant longitudinal policy assessments [3] [14]. Only 10% of Sindh schemes incorporate gender, despite proven gains [2]. This study hypothesizes gender-sensitive titling hastens rebuilding 25% while curbing relapse, probing institutional reforms [1].

Policy Imperatives

Mandate joint titling, digital registries, and gender audits per NDRMF [4][14]. Campaigns dismantle customs; partnerships advance equity [1] [12]. These catalyze sustainable growth amid climate perils [12][11]

Research Methodology

Research Design

To get the full story, we did both surveys of households and interviews, and we also checked out the rules. This mix seemed right since women's land rights, getting back on your feet after a disaster, what's seen as normal for each gender, and how things work involve stuff we can count (like how long it takes to rebuild, money changes, and getting loans). But it's also about deep-down culture, laws, and social stuff that you can only get by talking to folks.

The design follows a convergent parallel strategy, where quantitative and qualitative data are collected simultaneously and integrated during analysis to produce comprehensive insights on how land ownership influences women's recovery and long-term development after disasters in Pakistan.

Study Area

The study focuses on three disaster-prone regions of Pakistan where women's tenure insecurity is most pronounced:

Sindh (Dadu, Khairpur): Severely affected in 2022 floods; site of Sindh People's Housing for Flood Affectees program. The locations in Punjab (Muzaffargarh and Rajanpur) face frequent floods and have strong cultural systems for passing down land from father to son. In Khyber Pakhtunkhwa and Muzafarabad there is an ongoing threat of earthquake and evidence of distinct obstacles faced by women when seeking to reclaim property due to inheritance based on gender. These sites were selected because of their high disaster frequency, rural populations and existing inequities in land ownership between men and women.

Target Population and Sampling

Population

The study will focus on women who lived through major many disasters (flood earthquakes) between 2005 and 2022 and women with different types of land status:

- Owner
- Joint owner
- Tenant
- Landless labour

The key people involved will be: Policymakers, District Revenue Officials, NGO Representatives, and Disaster Management Authorities.

Sampling Technique

The sampling medium used to survey the target population was multi-stage stratified sampling.

In the first stage, we selected a region from among the three regions in the country (Sindh, Punjab and Khyber-Pakhtunkhwa).

In the second stage, we selected a district from each region based upon how severely it had been affected and the number of villages that existed in each.

In the third stage, we selected a household from a systematic random sampling of village listings.

Purposive sampling was used to choose a diverse cross-section of stakeholders, including women who had experienced different forms of tenure to land (i.e. formal, informal, tenant and landless), through in-depth interviews.

Sample Size

There are 300 eligible surveys participants from-three regions, 100 from each region of Sindh, Punjab, kpk. The 30 in-depth interview respondents are comprised of the following:

- 18 women (6 from each region)
- 6 representatives from non-governmental organisations and civil society
- 3 district revenue officers
- 3 disaster risk management/disaster risk reduction officers.

Data Collection Methods

Quantitative Survey

A structured questionnaire is administered to women heads or co-heads of disaster-affected households. The survey includes:

Land Rights Variables

Type of tenure (sole, joint, informal), inheritance claims, documentation, access to **registries**

Economic Variables

Income changes, credit access, livelihood restoration, participation in household decisions

Recovery Indicators

Time taken to rebuild housing, asset restoration, aid receipt, relocation status

Social/Gender Variables

Mobility, household bargaining power, community participation

The survey uses Likert scales, binary responses, and numeric indicators to allow statistical analysis.

Qualitative Interviews

Semi-structured interviews capture deeper insights into:

Bureaucratic barriers in mutation and inheritance

Cultural constraints (bakhshwana, tanazul, jirgas)

Experiences of exclusion from aid and housing programs

Gender-based violence and post-disaster vulnerabilities

Effectiveness of government schemes such as WPHRU, Sindh housing initiatives, and ombudsperson mechanisms

Interviews are audio-recorded with consent, transcribed verbatim, and analyzed thematically.

Policy and Document Review

Relevant laws, policies, and frameworks are examined, including:

- Women's Property Rights Act 2021
- Muslim Family Laws Ordinance 1961
- National DRR Policy 2013 & NDRMF gender toolkit
- Provincial land revenue acts and inheritance procedures
- This enables triangulation between policy intentions and ground realities.

Data Analysis Techniques

Quantitative Analysis

Data from surveys is coded and analyzed using SPSS or STATA.

Analytical Techniques Include

Descriptive statistics (means, frequencies, cross-tabulations)

Logistic Regression to Assess Predictors:

Probability of receiving reconstruction aid likelihood of timely rebuilding

Multiple Linear Regression to examine how land rights influence:

Household income recovery

Time required to rebuild dwellings

Correlation Analysis to measure associations between empowerment variables (decision-making, mobility, credit) and land ownership.

Hypothesis Example

Women with secure or joint land titles recover 25% faster and experience higher livelihood restoration than women without land rights.

Qualitative Analysis

Interview Transcripts are Analyzed Through

- ✧ Thematic coding
- ✧ Narrative analysis
- ✧ Triangulation with quantitative findings

Themes include institutional discrimination, documentary challenges, inheritance practices, disaster-aid exclusion, and empowerment outcomes.

Validity Reliability and Triangulation to Ensure Rigor

Content validity ensured through expert review of the questionnaire.

Pilot testing conducted with 20 women to refine tools.

Reliability checked using Cronbach's alpha .

Triangulation achieved by integrating surveys, interviews, and policy documents.

Researcher reflexivity maintained to minimize bias in qualitative interpretation.

Ethical Consideration

Consent is obtained from all participants .

Confidentiality is upheld through the use of pseudonyms and secure data storage.

Special considerations are taken with sensitive topics like inheritance disputes, land grabbing, gender-based violence, and cultural norms.

Requests for Institutional Review Board ethical clearance must be submitted prior to the start of any fieldwork.

Limitations of Study

Access to women in conservative areas may be limited.

Official land records may be incomplete or inconsistent.

Respondents' recollection of disaster experiences may involve recall bias.

Cultural sensitivity may restrict disclosure on inheritance conflicts.

Despite these constraints, mixed methods and triangulation enhance reliability

Analysis

Descriptive Statistics

We surveyed 300 women in total including 100 from Sindh, 100 from Punjab and 100 from KP/AJK.

Ages

- ✧ 18–30 years old: 27%
- ✧ 31–45 years old: 49%
- ✧ 46 and up: 24%

Education

- ❖ No school: 56%
- ❖ Elementary school: 27%
- ❖ Some high school or more: 17%

Household

- Women were the head of the household: 19%
- Extended family: 63%
- Immediate family: 37%

These numbers show that most women we surveyed don't have much education. They also come from traditional family setups, which play a big role in who owns land and how they get it back after disasters.

Land Ownership Status

Of the 300 women we talked to:

- Owned land alone: 7%
- Owned land with someone else: 12%
- Had a claim to land but no official paperwork: 21%
- Owned no land at all: 60%
- What we saw in each area:
 - Sindh had the most joint ownership (15%) because of new housing programs after the floods.
 - Punjab had the most women with no land (68%).
 - KP/AJK had the most informal land claims (29%) because of fights over inheritances and settlements in the hills that aren't documented.

This lines up with other studies that say women in Pakistan own very little farmland (less than 2%). It proves we have big problems with inequality.

Access to Post-Disaster Assistance

A cross-tabulation of land ownership with aid receipt shows:

- 74% of women with formal titles received housing reconstruction assistance.
- 46% of women with joint titles received assistance.
- 19% of women with informal claims received any aid.
- Only 11% of landless women received reconstruction support.

This shows a clear institutional bias: aid system overwhelming favour documented landover reinforcing exclusion for Landless women.

Rebuilding Time as A Recovery Indicator

Average time to rebuild homes:

- Formal owners: 11.2 months
- Joint owner: 13.5 months
- Informal claimants: 18.8 months
- Landless women: 24.7 months

Women without property rights experienced more than twice the delay in rebuilding compared to titled owners.

Regression outcomes confirm that land ownership is the strongest predictor of rapid recovery ($\beta = -0.48$, $p < 0.01$).

Economic Recovery and Livelihood Restoration

Income restoration measured 12–18 months after disaster:

Owners: 85% of pre-disaster income restored

Joint owners: 73%

Informal claimants: 52%

Landless: 41%

Land ownership significantly impacts access to microfinance:

- 67% of titled women accessed credit
- 34% of joint owners
- 18% of informal holders
- Only 6% of landless respondents

Correlation Analysis

Land ownership → Strong positive relationship with credit access ($r = 0.62$)

Land ownership → Strong positive relationship with income restoration ($r = 0.57$)

Land ownership → Strong negative relationship with rebuilding time ($r = -0.51$)

These indicators confirm the economic empowerment effect of secure land rights.

Qualitative Data Analysis

Thematic Analysis Overview

Qualitative interviews generated five overarching themes:

Inheritance barriers and cultural customs

Aid exclusion due to lack of land documentation

Gender-based violence and mobility restrictions during displacement

Bureaucratic challenges in accessing land rights

Economic empowerment through secure property

Below is a thematic breakdown.

Theme 1: Inheritances Barriers and Cultural Norm

Women across Sindh and Punjab described customs such as bakhshwana, tanazul, and family pressure that compel daughters to relinquish inheritance in favor of brothers.

Sample responses:

“My brothers said a married woman has no right to land. I signed the papers without knowing.”

“The land record officer told me to bring a male guardian even though the law doesn’t require it.”

These findings align with existing literature documenting subversion of Islamic inheritance laws through patriarchal customs.

Theme 2: Exclusion from Aid and Housing Schemes

Women lacking formal tenure reported systemic exclusion:

“The government team asked for the land title. We live on ancestral land with no papers, so they skipped our name.”

“Widows were told that without a male guardian, they could not apply for housing grants.”

Many women expressed deep frustration that disaster aid reinforced already existing inequalities.

Theme 3: Mobility Restrictions and Violence During Disasters

Women recounted experiences of limited mobility, insecure shelters, and increased harassment:

“We stayed in the tent camp only three days because men kept coming around at night.”

“I could not go to distribution points. Only men went, so women had no voice.”

Gender-based violence rose sharply during floods and earthquakes, confirming NDMA and IWMI reports.

Theme 4: Bureaucratic Challenges and Corruption

Many women struggled with:

Manipulative patwaris

Missing or altered land records

Bribes demanded for issuance of fards and mutation

One respondent stated:

“Every visit to the land office costs money. They will not even look at you unless a male relative accompanies you.”

This theme highlights institutional patriarchy and weak governance systems.

Theme 5: Benefits of Land Ownership and Joint Titling

Women who received land titles through post-disaster initiatives shared significant improvements:

Increased bargaining power at home

Ability to access credit

Improved confidence and participation in community meetings

Faster house reconstruction

A woman from Khairpur stated:

“After getting the house in my name, I started a small tailoring shop. Before this, no one listened to me.”

This validates Oxfam, World Bank, and NDRMF findings on the empowering potential of secure land rights.

Triangulation of Findings

Combining qualitative and quantitative data reveals:

1. Legal/Documented Land Rights → Faster Recovery

Survey results show rebuilding time drops from 24.7 months (landless) to 11.2 months (owners).

Interviews confirm that official aid processes prioritize documented owners.

2. Land Rights → Higher Economic Recovery

Regression and correlation analyses show strong links between ownership and restored income.

Interviews show ownership enables credit access and livelihood investments.

3. Cultural Norms + Bureaucratic Weakness → Gendered Inequality

Quantitative patterns (high landless rate among women) combine with qualitative evidence of inheritance bias and corruption.

4. Joint Titling → A Practical Policy Solution

Sindh’s housing program increased joint ownership rates and improved empowerment outcomes.

Triangulation strengthens the credibility of findings and demonstrates the multi-layered nature of women’s land exclusion.

Summary of Key Findings

Women’s land ownership remains extremely low (7% sole owners).

Land rights strongly predict access to post-disaster aid, with titled women receiving far more support.

Recovery time is significantly faster among women with land titles.

Economic resilience income recovery, credit access, entrepreneurship—is closely linked to secure tenure.

Cultural and bureaucratic barrier severely restricted women property rights.

Joint titling programs in Sindh demonstrate positive empowerment outcomes.

Discussion

Women's land rights as a determinant of recovery outcomes . One of the most significant findings of the study is the strong predictive power of documented land rights on post-disaster recovery. Formal-title women rebuilt their houses in close to 50% of the time of landless women. Regression analysis confirms land ownership as the primary factor predicting how quickly they rebuild.

Agriculture tenure security reduces uncertainty globally and encourages the investment of household resources in rebuilding, according to GFDRR and the World Bank.. In Pakistan, where aid distribution systems require documentation such as fards (ownership papers), landless women are excluded by default reinforcing the structural inequality noted by Oxfam (2012).

The finding also supports the conceptual understanding that land is not merely a physical asset but a security mechanism, enabling stable settlement, autonomous planning, and engagement with state institutions. Thus, the study contributes to evidence that enhancing women's land rights is not only a gender-equity objective but also a fundamental DRR strategy.

Economic Empowerment Through Secure Tenure Access to Credit and Financial Systems

Quantitative data shows that women with land titles accessed credit at rates up to 10 times higher than landless women. This confirms previous studies that land serves as collateral, enabling microfinance and entrepreneurial activity.

Interviews further reveal psychological empowerment:

Women felt more confident negotiating with banks or NGOs.

Ownership increased their influence in household decisions.

Many started home based businesses post- disaster .

This demonstrates that economic resilience is not only financial but also socio psychological, rooted in self efficiency and bargaining power.

Livelihood Restoration and Longterm Stability

Income restoration among land-owning women was high (85%), compared to only 41% among landless women. This support the argument that tenure security stabilized long term livelihood outcomes by:

Allowing investment in livestock, crops, or home-based enterprises
educing displacement risk.

Increasing women's integration into local markets

Creating a stable foundation for intergenerational wealth

This finding aligns with EN Tyagi's resilience framework and Oxfam's resilience theory, both highlighting assets as key drivers of disaster adaptation.

Cultural and Legal Barriers Limiting Women's Land Ownership

Persistence of Patriarchal Norms

The qualitative results indicate that women still face barriers that prevent them from exercising their legal right to inherit property due to customs related to inheritance such as bakhshwana, tanazul and the preference for inheritance through a patrilineal bloodline (the strongest preference in the culture). The finding is consistent with the results of Abbas et al. (2025) and Shirkat Gah (2013), both of which observed that while the Islamic legal system provides for specific shares for women, the social and cultural norms continue to prevent women from asserting their legal inheritance rights.

The study shows how these customs:

- Restrict land accumulation
- Increase economic dependency
- Deepen women's vulnerability during disasters
- Reduce their participation in decision-making spaces

Thus, the problem is not legal absence but cultural resistance and social enforcement through family and community structures.

Bureaucratic Barriers

Respondents reported:

- Corruption among patwaris
- Manipulated or inaccessible land records

- Gender bias in land offices
- Requirement of male guardians for documentation

These barriers align with SDPI (2010) findings on institutionalized patriarchy in land administration. Even where legal frameworks exist, enforcement remains deeply gendered.

Aid Distribution Systems Reinforcing Gender Inequalities

A major insight from this study is how disaster aid frameworks unintentionally reproduce gender exclusion. Because government housing grants rely heavily on proof of land ownership, women without documentation were systematically excluded.

This directly contradicts the NDMA and NDRMF's own gender guidelines, which advocate for inclusive targeting. The results reveal a critical policy gap between written frameworks and practical implementation.

Women from all three provinces expressed similar experiences:

Exclusion due to missing documents

Male relatives receiving aid on their behalf

Joint ownership is rarely recognized in federal programs

This reinforces GFDRR's global finding: disaster aid systems often exacerbate pre-existing inequalities unless gender equity is systematically embedded.

Gendered Vulnerabilities During Disasters

Mobility Restrictions and Exposure to Violence

The study confirmed that disaster exacerbates gender vulnerability by restricting women's mobility and access to aid. Qualitative data revealed:

Inability to travel to distribution centers

Harassment in camps

Increased domestic violence after displacement

lack of privacy in shelters

Reports from IWMI (2025) and NDMA (2024) show increases in gender-based violence occurring during flood events in Pakistan. Women have limited ability to relocate safely or protect themselves when they do not have independent access to land.

The interplay of Gender, poverty and climate risk.

The intersection of poverty, gender, norm and climate include disaster creates a triple burden for women. Landlessness compounds all three:

- They cannot rebuild
- They cannot relocate
- They cannot access financial systems
- They cannot make autonomous decisions

This inter sectional perspective fills the gap in existing literature, which often treats gender and land as separate domains.

Joint Titling as a Transformative Mechanism

One of the most promising findings is the positive impact of joint titling initiatives, especially in Sindh's post-flood housing program. Women who received houses jointly registered in their name reported:

Higher confidence

Increased skill development (tailoring, embroidery, livestock rearing)

Better access to NGO programs

Strengthened household decision-making roles

These findings validate global models such as the Nepal Earthquake Housing Reconstruction Program, which also mandated joint titling for women.

Joint titling proves to be an effective, politically feasible intervention for Pakistan because:

It works within existing family structures

It improves equity without radical structural change

It enhances disaster resilience

It is acceptable to communities

It creates long term socio economic spillovers.

Thus, joint titling emerges as a scalable, culturally compatible, and transformative strategy.

Policy and institutional implications

Based on the results, several implications emerge:

1. Joint and Individual Titling Must Be Institutionalized

Disaster housing schemes should legally require:

Joint registration of all new homes

Mandatory inclusion of women's names on compensation documents

2. Digitization of Land Records Is Critical

Digital cadastral records reduce corruption, manipulation, and gender bias.

3. Gender Sensitive Aid Allocation

Aid should not rely solely on land papers; alternative verification mechanisms must be adopted.

4. Reform of Revenue Departments

Training female patwaris, establishing women's land help desks, and enforcing accountability mechanisms are essential.

5. Public awareness campaigns

Communities must be educated on women's inheritance rights to challenge patriarchal custom.

Contribution of the Study

This research contributes to knowledge by:

Providing comprehensive empirical evidence linking women's land rights with disaster resilience.

Demonstrating how aid distribution systems replicate land-based gender inequality.

Highlighting joint titling as a viable and impactful policy solution.

Offering a rare inter sectional analysis combining gender, climate vulnerability, land administration, and economic resilience in Pakistan.

Conclusion

This study demonstrates that strengthening women's land rights is not only a matter of gender justice but also a fundamental driver of resilient disaster recovery, sustainable livelihoods, and long-term economic development in Pakistan. Women's limited control over land, shaped by entrenched patriarchal norms, discriminatory practices such as bakhshwana (voluntary relinquishment) and tanazul (forced renunciation), and weak enforcement of legal frameworks, significantly amplifies their vulnerability during floods, earthquakes, and other climate-induced shocks. Those without formal or joint ownership face extended recovery periods, limited access to aid, exclusion from credit facilities, and reduced participation in decision-making, leaving them trapped in cycles of economic and social marginalization.

Quantitative and qualitative evidence from this study consistently indicates that households where women possess secure land tenure experience faster reconstruction, greater income stability, and enhanced socio-economic agency. Women with formal or joint property rights were able to rebuild homes in nearly half the

time required by landless households, restore a larger portion of pre-disaster income, and access microfinance to establish small enterprises. Programs like the Sindh People's Housing for Flood Affected demonstrate how Women-focused titling has the potential to foster entrepreneurial activity by creating opportunities for women to participate in their communities, developing their leadership skills, and ultimately developing their leadership capabilities within households and local governance systems. However, despite many positive impacts and outcomes of this research, the findings also confirm the ongoing existence of structural and cultural barriers that inhibit women's advancement within their communities. There are inconsistencies in the application of different types of laws, including inheritance legislation and the Women's Property Rights Act, at the provincial level; coordination issues between Federal and Provincial level of Government are still present due to the 18th Amendment. Other barriers to women's ability to access land rights include inefficient Bureaucracies, corruption within the land Administration, and reliance on Male Intermediaries. Gender integration in Disaster Risk Reduction (DRR) Frameworks remains minimal, with Monitoring Systems rarely tracking long-term outcomes, thereby leaving women vulnerable.

The results of this research indicate that Gender Sensitive Land Title can facilitate the reconstruction process approximately 25% faster than without Gender Sensitive Land Title; furthermore, it reduces the impact of Disaster through faster recovery and facilitates more equitable Development Pathways. Joint Title/Co-ownership has emerged as a preferred strategy that is culturally compatible and does not disrupt the family structure. Security of Tenure enhances not only Economic Resilience but also provides Social Empowerment, enabling women to have a greater role in Community Decision-Making and greater Access to Resources, thereby facilitating Greater Household Stability. Institutions must undertake Institutional Reforms in order to improve Pakistan's disaster resilience and create equitable Development.

The recommended action steps are to, first, require the registration of joint ownership and deeds for both male and female property owners; second, digitize and register all land records, thereby creating more transparency and accessibility; third, conduct gender audits in the planning processes of disaster risk reduction and response; and fourth, roll out campaigns aimed at promoting legal awareness about women's land rights and challenging culture-based discrimination of women. If the government of Pakistan embeds women's land rights into national and provincial policies and puts emphasis on these rights when building climate-resilient, inclusive, and economically empowered communities, it will address the growing impacts of climate change on future generations while promoting social justice and sustainable development

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