

CLTSUMB

CENTRE FOR LAND TENURE STUDIES

ANNUAL REPORT 2012



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Summary of Activities in 2012

In its first full calendar year of existence, the Centre for Land Tenure Studies (CLTS) engaged in activities related to seminars, networking, education, research, publication, and research acquisition.

2012 was also the year that the Department of Ecology and Natural Resource Management (INA) joined CLTS, alongside the three departments already involved – Economics and Business, Landscape Architecture and Spatial Planning, and Noragric.

In terms of seminars and workshops, four events were spread throughout the year, from January to November. Three were held at Ås, one at Litteraturhuset in Oslo. International luminaries such as Jean-Philippe Platteau, Liz Alden Wily, and Derek Byerlee participated. A two-day meeting in Ås in January was organized in Collaboration with UN-Habitat. In addition to the seminars and workshops, numerous presentations on land tenure issues were given by members of CLTS throughout the year.

CLTS has now signed an agreement with UN-Habitat. The Norwegian Mapping Authority continued its involvement in – and support for – CLTS, through participation in seminars and education. Further networking initiatives with national and international organizations will continue in 2013.

Twenty-four students completed the course “An Introduction to Land Rights,” given collectively by three of the CLTS core group. The course was given over three weeks in the January teaching block.

CLTS also welcomed its first PhD scholar, Mr Hadsh Tefsa Gebreab, who will analyze discrepancies between land tenure legislation and practices in Ethiopia.

With respect to its own publication series, three new working papers were produced in 2012. This is considerably lower than for 2011, but we expect a surge in the number of official publications produced by CLTS members in 2013, as those 2011 working papers appear in scientific journals. An edited volume on land reform also required serious CLTS resources in 2012, and is due to be published in 2013.

A major challenge for CLTS is to secure continued funding through research collaboration. None of our two 2012 applications was successful, so efforts will be redoubled in 2013.

Organisation

Centre for Land Tenure Studies was opened at UMB on 27 June 2011 resulting from a joint initiative by researchers at the Department of International Environment and Development (Noragric), the UMB School of Economics and Business, and the Department of Landscape Architecture and Spatial Planning. CLTS has cooperation with Centre for Property Rights and Development, UN-HABITAT and Norsk institutt for skog og landskap.



INA has joined CLTS

In 2012 The Department of Ecology and Natural Resource Management (INA) joined CLTS. INA offers courses in tropical ecology, nature conservation, wildlife management, fisheries management, forestry, and nature based tourism. Land tenure plays an important role in many of these courses, but the distribution of user rights is often taken as a predetermined fact rather than a variable of management in itself. A list of recent projects and publications at INA that are relevant to land tenure is presented in the article why [INA joined CLTS on the CLTS web page](#).

People at CLTS

Core Team: Erling Berge, Ole Hofstad, Stein Holden and Espen Sjaastad

Associates: Bernt Aarset, Arild Angelsen, Tor Arve Benjaminsen, Einar Bergsholm, Sosina Bezu, Øystein Jakob Bjerva, Sølve Bærug, Einar A. Hegstad, Darley Jose Kjosavik, Berit Irene Nordahl, Eirik Romstad, Håvard Steinsholt, Steinar Taubøll, Arild Vatn, Pål Vedeld and Nikolai K. Winge

PhD students: Therese Dokken and Hadsh Tesfa Gebreab

Administrative support: Lars Mørk

New People in 2012

In 2012 Sosina Bezu was employed as researcher on the project "Joint Certification and Household Land Allocation: - Towards Empowerment or Marginalization?" She is engaged on the project, funded under FRISAM, Research Council of Norway, from February 1, 2012 till October 31, 2014. Sosina has her BSc in Economics from Addis Ababa University, her MSc and PhD from UMB School of Economics and Business at the Norwegian University of Life Sciences.



Sosina Bezu

Hadsh Tesfa Gebreab was admitted to UMB's PhD studies in August 2012. His PhD work will be on security of land tenure in urban areas in Ethiopia. He is on leave of absence from a position as lecturer of law on the faculty of Mekelle University College of Law and Governance in Mekelle, Tigray. In 2008 he obtained Master of Law and Business (MLB) from Bucerius Law School, Hamburg, Germany. The advisors for his PhD work are Erling Berge and Espen Sjaastad.



Hadsh Tesfa Gebreab

New Research Projects

Joint Certification and Household Land Allocation: - Towards Empowerment or Marginalization?

This research project is funded by the Research Council of Norway for the period 2012-2014. Stein Holden is project leader and Sosina Bezu is employed as researcher on the project.

The research will take place in two regions in Southern Ethiopia where joint land certificates to husbands and wives have been issued since 2005 based on new land laws that were enacted from 2004. A [summary of the project can be downloaded here](#).



A women's group in southern Ethiopia discussing land rights

Stein Holden has established a blog who presents findings in the research project, see: <http://ajoint.steinholden.com/>

Cooperation agreement with UN-Habitat

On behalf of UMB and UMB Centre for Land Tenure Studies, UMB School of Economics and Business signed a cooperation agreement with UN-Habitat. The department has a project "Research on Land Access and Youth Livelihood Opportunities in Southern Ethiopia" related to UN-Habitat's Global Land Tools Network Program.

Professor Stein Holden is project leader and Sosina Bezu is engaged as a researcher on the project in Ethiopia. Data collection has started and Sosina Bezu presented the first results on the World Urban Forum in Naples, Italy, in September 2012.

Workshops, Seminars and Meetings

International meeting on Youth and Land

Centre for Land Tenure Studies was hosting an international meeting for UN-HABITAT: "Exploring the Youth Dimensions of the Global Land Tools Agenda" at UMB, January 24-25.

The Expert Group Meeting had the theme "Exploring the Youth Dimensions of the Global Land Agenda" (GLTN). The meeting explored the linkages between youth and land issues and identified how GLTN, and other organizations, can most effectively work with youth as target beneficiaries and partners.



Participants at the Expert Group Meeting on Youth

The 2-day facilitated meeting was highly interactive and engaged participants of diverse background in discussions on the topic. For more information about this meeting, see:

- [Article about the Expert Group Meeting on Youth](#)
- [Workshop Report](#)

Workshop for the Land Tenure Reform Book Project

The Final Workshop for Land Tenure Reform Book Project was arranged 29-30th May at Thorbjørnrud Hotel, Jevnaker. The program for the Workshop can be downloaded here: [Land Tenure Reforms: Impacts on Poverty and Natural Resource Management. What Can We Learn?](#)

The book from this project "Land Tenure Reforms in Asia and Africa: Impacts on Poverty and Natural Resource Management" by Holden, S., Otsuka, K. and Deininger, K. (eds) will be published by Palgrave Macmillian in 2013.

A summary of this book and motivation for this project are described later in this report.

Workshop on Large-scale Land Acquisitions in the South

Centre for Land Tenure Studies, Norfund and Statens Kartverk arranged a workshop 28. November at Litteraturhuset, Oslo, on "Large-scale Land Acquisitions in the South: Commercialization for Poverty Reduction or Marginalization of the Poor?"

The workshop gathered over 50 participants, and presentations on issues on Large-scale Land Acquisitions in the South were given by international and Norwegian experts. Below are the presentations held at the workshop:

- **Derek Byerlee:** [Changing Roles of Foreign Investors and Smallholders in Tropical Plantation Agriculture: The Long View](#)
- **Liz Alden Wily:** [Rights or Revenue: The Old Conundrum Revisited](#)
- **Mads Asprem:** [Large-scale Land Acquisitions in the South. Plantation WIN-WIN](#)
- **Stein T. Holden:** [New International Land Governance Responses to Rising Demand for Land in Africa](#)

The workshop was covered by Aftenposten ([Satset 700 mill. på skog i Afrika](#)) and Bistandsaktuell ([– En tikkende, sosial bombe](#)). There was also a debate afterwards in Aftenposten based on the discussions at the workshop:

(10.12.12) Aftenposten: [Knuser egg i Afrika](#)

(22.12.12) Aftenposten: [Om å knuse egg i Afrika](#)

(30.12.12) Aftenposten: [Trenger ansvarlige investorer](#)

(20.01.13) Aftenposten: [Trenger både ansvarlige investorer og forskere](#)

ILP/CLTS Seminar: Customs in the use of the non-arable lands in Verran

During the spring of 2012 Troendelag Research and Development Institute (TFoU) and ILP collaborated on collecting data on the use of the wilderness areas in Verran that previously (before 1799) was the King's Commons Follafooss. In 1801 it was formally conveyed to private investors but the rights of commons were stipulated to remain as before. In 2012 the last formal protests against the loss of rights of commons to hunting and fishing collapsed. As part of the story of how rights of common slowly have been removed we wanted to record the use of the area and the opinions of the users about the rights to usage.

The project was presented at an internal CLTS seminar on April 23. The data documentation and preliminary results were presented in an internal seminar November 23.

Publications

CLTS Working Papers

2012

1. Mintewab Bezabih, Stein T. Holden and Andrea Mannberg. [The Role of Land Certification in Reducing Gender Gaps in Productivity in Rural Ethiopia. CLTS Working Paper No. 1/2012.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: This paper analyses the impact of a low cost and restricted rights land certification program on the productivity of female-headed households. The analysis is based on plot level panel data from the East Gojjam and South Wollo Zones in the Amhara region of Ethiopia. The results suggest a positive and significant effect of certification on plot-level productivity, particularly on plots rented out to other operators. In addition, the results show that certification has different impacts on male and female productivity with female-headed households gaining significantly more and with zonal differences in the effectiveness of certification impacts.

2. Hosaena H. Ghebru and Stein T. Holden. [Reverse Share-Tenancy and Marshallian Inefficiency: Bargaining Power of Landowners and the Sharecroppers' Productivity. CLTS Working Paper No. 2/2012.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: Making use of a unique tenant-landlord matched data from the Tigray region of Ethiopia, we are able to show how strategic response of tenants - to varying economic and tenure security status of the landlords - is important in explaining productivity differentials of sharecroppers. The results show that sharecroppers' yield are significantly lower on plots leased from landlords who are non-kin; female; with lower income generating opportunity; and tenure insecure households, than on plots leased from landlords with contrasting characteristics. While, on aggregate, the result shows no significant efficiency loss on kin-operated sharecropped plots, a more decomposed analysis indicate strong evidences of Marshallian inefficiency on kin-operated plots leased from landlords with weaker bargaining power and higher tenure insecurity. This study, thus, shows how failure to control for such heterogeneity of landowners' characteristics can explain the lack of clarity in the existing empirical literature on the extent of moral hazard problems in sharecropping contracts.

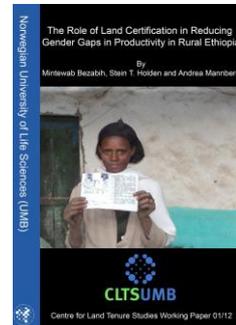
3. Alemu Mekonnen, Hosaena Ghebru, Stein Holden and Menale Kassie. [Impact of land certification on tree growing on private plots of rural households: Evidence from Ethiopia. CLTS Working Paper No, 3/2012.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: The paper examines the impact of land certification on tree growing on private plots of rural households in the Amhara and Tigray regions of Ethiopia. Household and plot level panel data from before and after land certification from stratified random samples of households were used for the analysis. The results suggest a positive impact of land certification on tree growing on private plots of rural households. Law restrictions on tree planting on land suitable for agricultural production may explain why positive but lower

investments in tree growing were found on plots that had been exposed to public conservation programs. The study questions the rationale of prohibiting tree growing on degraded agricultural land where tree growing is more profitable and more sustainable than continued growing of food crops.

Award for CLTS Paper

The paper "The Role of Land Certification in Reducing Gender Gaps in Productivity in Rural Ethiopia" written by Mintewab Bezabih, Stein T. Holden and Andrea Mannberg, was given the "Uma Lele's Award to Best Contributed Paper on Gender" at the International Conference of Agricultural Economists (IAAE) in Iguassu Falls, Brazil, 18-24. The paper is published as a CLTS Working Paper and can be [downloaded here](#).



The award is based on a trust fund Uma Lele has established with International Association of Agricultural Economists (IAAE), and was [launched at the IAAE meetings in Beijing in 2009](#). The award includes a \$1000 grant to the authors of the winning paper.

CLTS Papers available at S-WoPEc and RePEc

In October 2012 all the CLTS Papers from 2011 and later were registered in [S-WoPEc](#) (Scandinavian Working Papers in Economics). S-WoPEc acts as a clearing house and central repository for bibliographic data about Nordic working papers in Economics. In most cases the working papers are also available in electronic form and can be downloaded from S-WoPEc. S-WoPEc is part of [RePEc](#) (Research Papers in Economics), an effort to coordinate the dissemination of information about Working Papers in Economics.

Statistics from October to December, 2012, shows that there were in total 40 file downloads and 107 abstract views of the CLTS paper at RePEc, and in the same period there were 4 downloads and 43 abstract views of the CLTS paper at S-WoPEc.

Journal Papers

2012

Aryal, J. P. and Holden, S. T. (2012). [Livestock and Land Share Contracts in a Hindu Society](#). *Agricultural Economics* 43, 593-606. [Summary](#)

Abstract:

This article examines factors related to a livestock rental market in western Nepal and assesses whether this market is associated with caste differentiation and land rental market participation. Theoretical models for asset-rich (i.e., high-caste) households, rich in land and livestock, and asset-poor (i.e., low-caste families) households are presented to provide logical explanations for the existence of a livestock rental market and the synergy between livestock and land rental markets participation. A combination of double hurdle models and bivariate-ordered probit models were used to test the implications of the models. Consistent with the theoretical models, land- and livestock-rich high-caste households were more likely to rent out land and/or livestock, whereas land- and livestock-poor and credit constrained low-caste households were more likely to rent livestock and land from others. Participation in the two markets was positively correlated, indicating a synergistic relationship that may be due to production and transaction costs reducing benefits. Policies that can enhance the allocative efficiency of livestock and land rental markets can improve equity as well as efficiency of land use in Nepal. Provision of livestock credit to land-poor low-caste households is also crucially dependent on their access to more long-term contracts for land.

[New book on Land Tenure Reforms in Asia and Africa](#)

An edited volume on land reform required serious CLTS resources in 2012, and is due to be published in 2013.

The title of the book will be "Land Tenure Reforms in Asia and Africa: Assessing Impacts on Poverty and Natural Resource Management" and is edited by Stein Holden, Keijiro Otsuka, and Klaus Deininger.

This book provides important lessons from land tenure reforms in Asia and Africa for poverty reduction and efficient use of land and other natural resources, including Land-to-the-tiller reforms, Market-assisted land redistribution reforms, Tenure security enhancing low-cost tenure reforms, Forest tenure reforms, and the needed future reforms to address the challenges arising from the recent sharp increase in demand for land in Africa.

One of the motivations for this book has been to address land tenure policies from an international perspective. Another motivation is to involve young scientists from the countries that have been studied as a contribution to building national capacity.

While the book primarily has been written by economists who have used sophisticated statistical methods in the analysis of large datasets, we have attempted to keep the book non-technical to make it accessible to the broader public interested in land tenure policy issues. Many of the interpretations and conclusions in the book are tentative and so also

meant to create constructive and open-minded debate. Such debates are fundamental for the development of evidence-based land tenure policies conducive to efficiency, equity, and sustainability of farm and forest land management in the future.

Publication of the Norwegian Mountain Boards

The mountain boards are the statutory governing bodies for the Norwegian State Commons. They are elected by the municipal councils for the State Commons within the municipality. In 2012 it was 100 years since the law commission that proposed the boards was established, and the Association of Mountain Boards (NFS, Norges Fjellstyresamband) wanted to celebrate this by having its history written.

Irene Runningen took on the task with assistance from Hans Sevatdal and Erling Berge. The publication was presented by Runningen at NFS's annual meeting 14-15 June. At the meeting Erling Berge had a presentation on "Where are the mountain boards today compared to the political intentions in 1912?"

PhD Dissertation

Øystein Jakob Bjerva defended his PhD thesis "Jordskiftedomstolene i endring" April 20. He is now Associate Professor at the Department of Landscape Architecture and Spatial Planning and Associate at CLTS.



Course in Land Rights

The course EDS280 Land Rights: An Introduction to Theory, Applications, and Policy is given jointly by three departments at UMB – Noragric, Economics and Business, and Landscape Architecture and Spatial Planning. The course runs over three weeks in the January block period. Key contributors to the course are people from the CLTS core team; Erling Berge, Stein Holden, and Espen Sjaastad.

The course was established in recognition of the significance that property rights possess for resource use, economic activity, and distribution of welfare in both the North and the South, and was offered for the first time in 2007. Originally, the course was targeted towards bachelor students in the developments studies programme, with attendance also by a few students of economics and property history. Today, the course targets students of development, economics, planning, and land tenure studies. The number of students that have completed the course each year has ranged from less than 20 to more than 50.

Course description: [EDS 280 Land Rights: An Introduction to Theory, Applications, and Policy](#)

Presentations

In 2012 Stein Holden held many presentations about land tenure issues. Below is a list of the presentations:

January 17: "Formalisering av rettigheter til land i Afrika: En beskyttelse eller trussel mot de fattiges rettigheter?" at Ås Rotary Club

February 8: "Hvem skal eie landbruksressursene i Afrika?" at UMBs Pensjonistakademi.

April 19: "[Lønnsom og bærekraftig landbruksutvikling i Afrika: - Storskala eller småskala?](#)" at Norfund

April 23–26: Presented the paper "[Command and Control: How Does It Work? The Case of Land Market Law Restrictions in Ethiopia](#)" at the Annual World Bank Conference on Land and Poverty

May 11: Key note speaker on the international conference on large-scale agricultural investments: "[Uncertainty about Future Impacts of Large Land Acquisitions by International Investors in Africa, with Ethiopia as a Case](#)" Hamburg, Germany, arranged by The German Institute of Global and Area Studies.

August 18-24: Presentation of the paper "[Reverse Share-Tenancy and Marshallian Inefficiency: Bargaining Power of Landowners and the Sharecroppers' Productivity](#)" at International Association of Agricultural Economists (IAAE) Triennial Conference, Foz do Iguaçu, Brazil

October 31: "[Development Impact of Agricultural Investment Projects](#)" (in Norwegian)" at Norfund.

November 2: Presented the paper "[Links between Tenure Security and Food Security: Evidence from Ethiopia](#)" at a workshop by Inter-American Development Bank (IDB)

Guest presentations

Jean-Philippe Platteau was 10 October invited by The Centre for Land Tenure Studies to held a presentation of his working paper "[The Effect of Land Scarcity on Farm Structure: Empirical Evidence from Mali](#)" at UMB.



Jean-Philippe Platteau

Platteau is professor at the University of Namur, Faculty of Economics, Social Sciences and Business Administration, Centre for Research in Economic Development, and he has written extensively on land rights, institutions, and economic development.

Website

The activities of the centre are documented at the website <http://www.umb.no/clts>. Our main page is in English, but we also have a Norwegian website <http://www.umb.no/clts-no>, where research and activities using Norwegian are published.

In 2012 we had 6228 page views and 3737 unique page views in total for all the articles, including the main page, at the website. The main page in English had 1418 page views and 649 of them were unique. The main page in Norwegian had 153 page views and 83 of them were unique. The most visited articles on the webpage were the articles with information about the CLTS working papers, the Workshop on Large-scale Land Acquisitions in the South, Phd dissertations and New Journal Papers.

CLTS Bylaws

Approved in the CLTS Board meeting 2nd November 2011, amended 13 February 2012.

1. Centre for Land Tenure Studies (CLTS) is established by UMB's departments UMB School of Economics and Business, International Environment and Development, Landscape Architecture and Spatial Planning, and Ecology and Natural Resource Management to further joint research, teaching and dissemination on land tenure and related issues.
2. The board of CLTS consists of the department heads of the founding departments.
3. The board meets if need arises but at least once a year to enact a budget and approve of accounts.
4. Funding of the centre depends on applications for scholarships, research grants, and other awards from UMB and external sources.
5. The board will create an accounting system that facilitates the activities of the Centre and decide who has authority to dispose of income.
6. Dissolving the centre requires unanimous decision by the board.
7. Disseminations from the researchers in CLTS must be affiliated to their respective departments.

Eva Falleth, Head of Landscape Architecture and Spatial Planning

Ragnar Øygaard, Head of UMB School of Economics and Business

Gry Synnevåg, Head of International Environment and Development

Ørjan Totland, Head of Ecology and Natural Resource Management

Accounting

Accounts for contribution from Statens Kartverk

Project 313033: Centre for Land Tenure Studies

Transfer from 2011	<u>NOK. 75 038,30</u>
Computer equipment:	10 265,00
Software, internal pricing:	4 787,50
Work done by Lars Mørk:	31 313,00
Overhead:	<u>3 866,73</u>
Expenditures 2012	<u>50 232,23</u>
Transfer to 2013	<u>NOK. 24 806,07</u>

CLTS account, 2012, Strategy funds from UMB

Item	Budget	Expenses	Remainder
Web page development & maintenance	20000	0	20000
Computer software & other IT	0	0	0
Seminars	60000	59062	938
Book project	200000	131203	68797
Core team activities	80000	23505	56495
Noragric admin expenses (10%)	40000	40000	0
Sum	400000	253770	146230

Note: funds for computer software and other IT expenses were taken from the NMA budget (as planned); funds for web page development and maintenance were also taken from the NMA budget (not as planned). Some of the book project expenses that were planned for 2012 have been incurred in 2013 instead; the same is true of core team activities.