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Summary of activities in 2013

In 2013 the Centre for Land Tenure Studies (CLTS) engaged in activities related to seminars, guest presentations, publications, research and research acquisition.

2013 was also the year when the CLTS has been added to the list of Global Land Tool Network (GLTN) Partners. In addition, in 2013 CLTS launched the internal Seminar Series that are aimed to lead to more interaction on land tenure related issues.

With regards to workshops and seminars, one workshop was held at Litteraturhuset in Oslo and three internal Seminars were held in Aas. In addition to the seminars and workshop, numerous presentations on land tenure issues were given by members of CLTS throughout the year.

Year 2013 was also the year when CLTS launched its new book "Land Tenure Reform in Asia and Africa: Assessing Impacts on Poverty and Natural Resource Management". The book was presented on the Annual World Bank Conference on Land and Poverty on the 11th of April in Washington DC and was published by Palgrave Macmillan on the 30th of August.

With respect to its own publications series, fifteen new working papers were written in 2013. This is considerably higher comparing to year 2012 when only three working papers were written. In addition to this, CLTS has also published two journal papers. Such a surge number of official publications produced by the CLTS members shows that the CLTS is a fast-growing centre.

From UMB to NMBU

In January 2014 Norwegian University of Life Sciences merged with the Norwegian School of Veterinary Science. As a result Norwegian University of Life Sciences name was changes from UMB to NMBU in Norwegian, however, the former English name remained the same.

Centre for Land Tenure Studies

Centre for Land Tenure Studies was opened at NMBU (earlier UMB) on the 27th of June 2011 resulting from a joint initiative by researchers at the Department of International Environment and Development (Noragric), the School of Economics and Business, the Department of Landscape Architecture and Spatial Planning, in 2012 joined by the Department of Ecology and Natural Resource Management.

Board of Centre for Land Tenure Studies

Poul Wisborg (Chair), Department of International Environment and Development, Eva Falleth, Department of Landscape Architecture and Spatial Planning, Ragnar Øygard, School of Economics and Business, Ørjan Totland, Department of Ecology and Natural Resource Management.

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: Kateryna Krutskykh.



CLTS has become a GLTN partner

On the 24th of September CLTS has been added to the list of Global Land Tool Network (GLTN) Partners. By becoming a Global Land Tool Network (GLTN) Partner, CLTS subscribes to the following:

1. CLTS adheres to the core values of GLTN (see <http://www.gltn.net/index.php/about-us/about-gltn>)
2. CLTS engages in scale-able land tool development,
3. CLTS provides financial and / or knowledge input,
4. CLTS represents global and regional institutions, organizations or networks,
5. CLTS joins the network for non-commercial purposes.

The official letter from GLTN confirming that CLTS is now included to the list of partners can be found [here](#).

Workshops, Seminars and Meetings

Workshop on Youth, Gender and Land Rights

Centre for Land Tenure Studies and UN-Habitat arranged a workshop on the 13th of June at Litteraturhuset, Oslo, on **"Youth, Gender and Land Rights: Global Initiatives and Local Actions"**.

The workshop gathered over 30 participants, and presentations on issues on Youth, Gender and Land Rights were given by international and Norwegian experts. The presentations being held at the workshop were the following:

- Sosina Bezu: ["Land Access and Youth Livelihood Opportunities in Ethiopia"](#).
- Stein Holden: ["Strengthened Land Rights and Impacts on Women in Ethiopia"](#).
- Erling Berge ["Lineage and Land Reforms in Malawi: Do Matrilineal and Patrilineal Landholding Systems Represent a Problem for Land Reforms in Malawi?"](#).



The panel discussion was held by Doug Ragan, Stein Holden, Kate Fairlie, Clarissa Augustinus: ["Panel Discussion: North-South Perspectives on Youth Livelihood Opportunities"](#), ["Ethiopian maids 'abused in Middle East"](#).

Issues on the workshop

The focus was held mostly on Africa where there is a rapidly growing young population. Increasing population pressure makes it difficult for young people to continue doing the same things as their parents did and we see a rapidly growing stream of young people who both want and need to find an alternative livelihood. This contributes to increasing rural-urban and international migration.



One of the biggest challenges to ensure political stability and welfare for all is to provide livelihoods opportunities for this growing stream of young people in search of a better future. Inheritance Systems for land ownership and national laws affect young people's rights and opportunities to continue to live in rural areas. Rights and opportunities to get acceptable living conditions in cities is another key factor.

CLTS internal Seminar Series

In 2013 CLTS expanded the intra-NMBU activity by launching an internal seminar series. The seminars are aimed to lead to more interaction on land tenure related issues. Both the NMBU staff and PhD-students can propose themes for such internal seminars.

The seminars are announced through our website: <http://www.nmbu.no/clts>. The presenters are encouraged to make papers/power-point presentations available on the website.

In 2013 CLTS held 3 internal seminars.

January 24: CLTS and ILP **invited all interested to the first seminar with the title** "Generosity and social distance in dictator game field experiments with and without a face" by Stein Holden and Sosina Bezu. The seminar took place in School of Economics and Business, Tower Building, Aas.

May 27: CLTS organized seminar hosted by Poul Wisborg, the Head of the Department of International Environment and Development Studies at the University of Life Sciences, who held a presentation with the title "Gender Tactics and Norwegian Land Acquisition in Ghana". The seminar took place in Thor Larsen Attic, Tivoli Building, Aas.

November 15: CLTS and ILP organized a seminar with the title "[The Land Registry as an object for research](#)". The goal of the seminar was to discuss the status of the Registry and identify the most important topics for research. The seminar took place in Economy Building, Aas.

Publications

Journal Papers

Holden, S. T. and Lunduka, R. (2012). [Do Fertilizer Subsidies Crowd Out Organic Manures? The Case of Malawi](#). *Agricultural Economics* 43, pp. 301-312. - [Abstract](#)

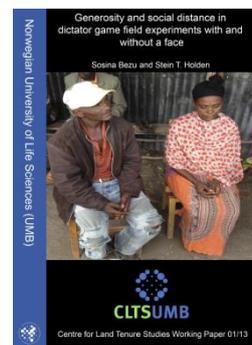
Aryal, J. P. and Holden, S. T. (2012). [Livestock and Land Share Contracts in a Hindu Society](#). *Agricultural Economics* 43, 593-606. - [Abstract](#) - [Summary](#)

CLTS Working Papers

2013

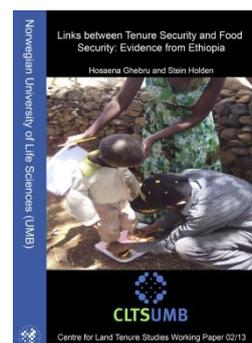
1. Sosina Bezu and Stein T. Holden (2013). [Generosity and social distance in dictator game field experiments with and without a face](#). *CLTS Working Paper No. 1/2013*. Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: Field experiments combining dictator games with stated preference questions are used to elicit within subject and between subject sharing behavior with known family members and anonymous villager. A simple theoretical model incorporating social preferences, social distance and interdependent preferences is developed. The results show that generosity in form of probability of giving and amounts given are much lower towards anonymous villagers than to known family members. The probability of giving to the spouse is positively correlated with probability of giving to anonymous villager. Husbands and wives receiving positive amounts from their spouses (without knowing), were also more likely to give positive amounts to their spouses than those that received nothing from their spouses. Receiving positive amounts from spouse was uncorrelated with giving behavior towards anonymous villager. How sharing behavior is correlated with marriage type (parental arrangement, parental and bride agreement, love marriage, and kidnapping marriage), and other socioeconomic characteristics was assessed separately for husbands and wives to explore the sensitivity of responses to such socio-economic characteristics.



2. Hosaena Ghebru and Stein Holden (2013). [Links between Tenure Security and Food Security: Evidence from Ethiopia](#). *CLTS Working Paper No. 2/2013*. Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

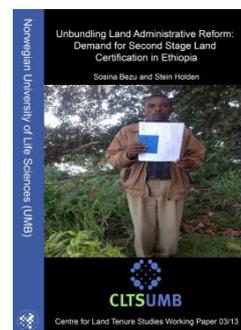
Abstract: The study uses five rounds of household panel data from Tigray, Ethiopia, collected in the period 1998–2010 to assess the impacts of a land registration and certification program that aimed to strengthen tenure security and how it has contributed to increased food availability and thus food security in this food-deficit region. Our first survey took place just a year before the intervention (the land certification program).



Our panel data in combination with the “years of certificate ownership” variable allow us to assess the dynamic impacts on food (calorie) availability of strengthened tenure security. Anthropometric data also allow us to assess potential child nutrition impacts of the reform 8-12 years after its implementation. Results show that land certification appears to have contributed to enhanced calorie availability (calorie intake), and more so for female-headed households, either through enhanced land rental market participation or increased investment and productivity on owner-operated land. Results also show that members of households that accessed additional land through the land rental market had a significantly higher body mass index. Though results show that land rental market participation is enhancing production efficiency, high transaction costs in that market suggest there are still unrealized gains from trade. Thus, the recent restrictive regional land law that allows for only short-term rental contracts and does not allow more than 50 percent of land to be rented out may threaten future tenure security and may undermine the benefits from the existing tenure reform.

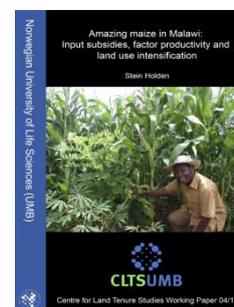
3. Sosina Bezu and Stein T. Holden (2013). [Unbundling Land Administrative Reform: Demand for Second Stage Land Certification in Ethiopia](#). CLTS Working Paper No. 3/2013. Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: Ethiopia has implemented one of the largest, fastest and cheapest land registration and certification reforms in Africa. While there have been evidences of positive impacts of this land reform in terms of increased investment, land productivity and land rental market activities, the government is now piloting another round of land registration and certification that involves GPS measurement and computer registration. This ‘Second Stage land registration’ is expected to replace the registration from the first round that used field markings in combination with memory of the neighbors to identify plot borders. We use panel data from 600 households in two regions (Oromia and SNNP) to investigate household perceptions and demand for such a Second Stage reform. Our study has revealed a relatively low demand and WTP for Second Stage certificates. The WTP also decreases significantly from 2007 to 2012 while the value of land increases dramatically in the same period. Households with larger land holdings and maleheaded households whose First Stage certificate contained only the husband’s name are especially less interested in a new registration. Households who attended a meeting on land registration are more interested and willing to pay for Second Stage certificate. The demand for Second Stage certificates comes primarily from the Land Administrations as it can provide a better basis for Land Administration and produce public documentation of land-related affairs.



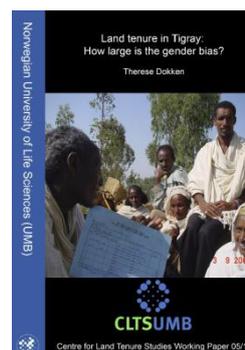
4. Stein T. Holden (2013). [Amazing maize in Malawi: Input subsidies, factor productivity and land use intensification. CLTS Working Paper No. 4/2013.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: The paper uses three years of household farm plot panel data (2006-2009), covering six districts in central and southern Malawi to assess factor productivity and farming system development under the input subsidy program. All farm plots of the households were measured with GPS. Maize production intensified in this period as maize area shares of the total farm size were reduced while input use intensity and yields increased. Yields of improved maize were significantly (+323 kg/ha) higher than for local maize. Improved maize seeds were used on only half of the maize plots that received subsidized fertilizer causing fertilizer use inefficiency.



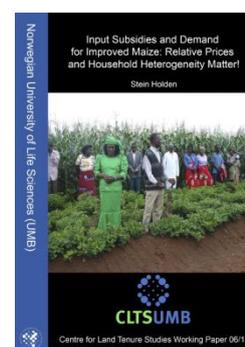
5. Therese Dokken (2013). [Land tenure in Tigray: How large is the gender bias? CLTS Working Paper No. 5/2013.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: This study finds that female-headed households have 23% smaller owned landholdings and 54% smaller operational landholdings. Differences in characteristics such as age, labor, oxen and previous divorce explain less than half the differences in landholding sizes, while the remaining can be attributed to differences in returns to these characteristics. This indicates that there is a gender bias in access to land, even after land reforms that intended to strengthen women's rights. The main policy recommendation is to further gender-sensitize the land certification process, strengthen women's opportunities to cultivate their land and continue the process of securing women's tenure rights.



6. Stein T. Holden (2013). [Input subsidies and demand for improved maize: Relative prices and household heterogeneity matter! CLTS Working Paper No. 6/2013.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

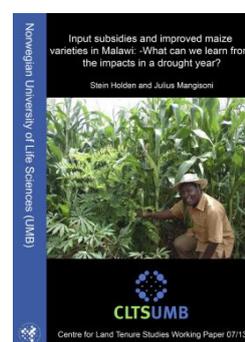
Abstract: This study uses simple non-separable farm household models calibrated to household, market, farming and policy context conditions in Central and Southern Malawi. The models are used to simulate how household characteristics, design and access to input subsidies affect the demand for improved maize seeds; how increasing land scarcity affects the cropping system and demand for improved maize; and how access to improved maize seeds affects household welfare with varying access to input subsidies. The model simulations demonstrate that a) there is a high risk that access to subsidized improved maize seeds can crowd out commercial demand for improved maize seeds but the effect is very sensitive to



household characteristics, market characteristics and relative prices; b) increasing land scarcity increases the demand for improved maize seeds and improved maize facilitates intensification among others through intercropping of maize with legumes such as beans and pigeon peas; c) the welfare effects depend on households' ability to utilize the potential of the improved varieties by combining them with complementary inputs.

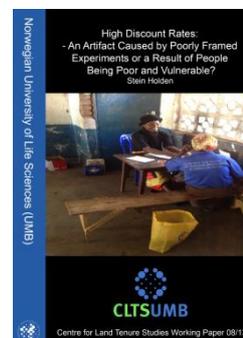
7. Stein T. Holden and Julius Mangisoni (2013). [Input subsidies and improved maize varieties in Malawi: - What can we learn from the impacts in a drought year? CLTS Working Paper No. 7/2013](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: After six years with a large scale Farm Input Subsidy Program that enhanced national and household food security high costs resulted in a cut-back of the program in 2011/12 at the same time as the country was hit by a more serious drought in form of a dry spell in the rainy season. This study used household and farm plot level data combined with choice experiments to assess the impacts of the cut-back of the program and the drought on maize production and the performance of different maize varieties. The demand for improved maize seeds and adoption constraints were investigated and so was the knowledge and use of conservation technologies that in recent years have been introduced by a national level extension program. One of the effects of the cut-back is that the standard package is split and shared by two or more households. The drought resulted in a reduction in maize yields of 400 kg/ha. Many of the most commonly used hybrid maize varieties performed significantly better than local maize with yields about 600 kg/ha higher than local maize. About 4.3% of the maize plots were planted with the new ZM523 drought tolerant maize variety but it did not perform better than the hybrid maize varieties and has not yet become one of the popular varieties that are in high demand. About 35% of the households stated that they failed to obtain the most preferred maize variety and these were among the most commonly grown varieties, showing that there is scope for increased adoption of such varieties. Cash constraints and high prices for improved maize and fertilizer are limiting adoption, however, and continue to be a challenge for sustainable intensification of the maize-based production system. Newly introduced conservation technologies appear promising as one way to reduce the vulnerability to drought and enhance the fertilizer use efficiency.



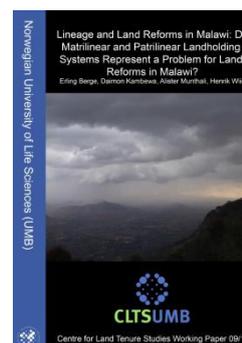
8. Stein T. Holden (2013). [High discount rates: - An artifact caused by poorly framed experiments or a result of people being poor and vulnerable? CLTS Working Paper No. 8/2013](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: This study revisits the issue whether poverty and shocks are associated with high discount rates by using an incentive compatible Multiple Price List approach in a poor rural population in Africa where a substantial share of the population had been affected by drought in the recent rainy season. Randomized treatments included tests for present bias, magnitude effects and time horizon effects. While the study revealed significant present bias, magnitude and time horizon effects, exposure to drought increased the average rates of time preference by 24-26% and present bias increased discount rates by 9-12% compared to one week delay.



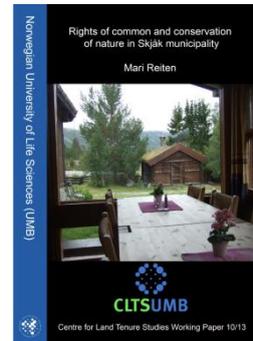
9. Erling Berge, Daimon Kawbewa, Alister Munthali, Henrik Wiig (2013). [Lineage and land reforms in Malawi: Do matrilineal and patrilineal landholding systems represent a problem for land reforms in Malawi? CLTS Working Paper No. 9/2013](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: This paper is about land tenure relations among the matrilineal and patrilineal cultures in Malawi. Data from the National Agricultural and Livestock Census are used to characterize marriage systems and settlement and landholding patterns for local communities. Marriage systems correspond to customary land tenure patterns of matrilineal or patrilineal land holding. The differences between the two major ways of land holding represent a particular challenge for land reforms intending to unify rules for land tenure and land devolution. The paper discusses the problems of formalization and the idea of maintaining the diversity. If diversity is not respected there is a chance that some sections of society, especially communities with matrilineal land holding, might be victims of formalization. Based on analogy of the resilience of the patrilineal land holding system in Norway it is argued that a democratic system will have difficulty removing the preferential rights of lineage members and it is recommended that the existing land rights are formally recognized and circumscribed by fair procedures. In a situation of diversity one goal of a well-designed land holding system should be to ease the transitions of the diverse customary tenure systems towards systems adapted to the requirements of a modern large scale society rather than to a unified national system.



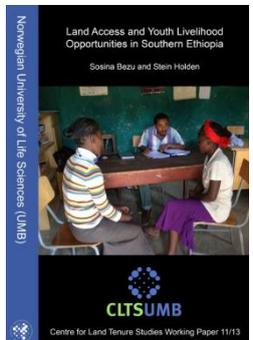
10. Mari Reiten (2013). [Rights of common and conservation of nature in Skjåk municipality. CLTS Working Paper No. 10/2013](#) (Norwegian). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: The goal of this article is to find out how national conservation rules and private ownership works in the management of a large outlying area. The study results are based on a survey among owners/users of Skjåk Bygd Commons and interviews with the management of the commons and the municipality. The study shows that the traditional common rights are not affected directly by the regulations. The regulations, however, have resulted in a negative attitude to the conservation regulations among users/owners. The conservation is perceived as a major violation and loss of trust when management is transferred to the central authorities. The local owners/ users believe- and no one has said they disagree - that the areas in Skjåk Bygd Commons have been managed by the villagers in a good way for more than 200 years. But will the good practice continue into the new management regime?



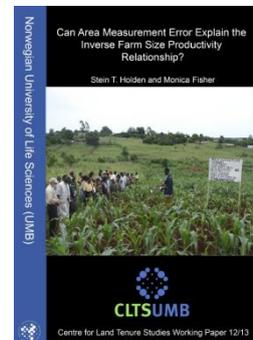
11. Sosina Bezu and Stein T. Holden (2013). [Land Access and Youth Livelihood Opportunities in Southern Ethiopia CLTS Working Paper No. 11/2013](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: This study aims to examine current land access and youth livelihood opportunities in Southern Ethiopia. Access to agricultural land is a constitutional right for rural residents of Ethiopia. We used survey data from the relatively land abundant districts of Oromia Region and from the land scarce districts of Southern Nations, Nationalities and Peoples' (SNNP) Region. We found that youth in the rural south have limited potential to obtain agricultural land that can be a basis for viable livelihood. The law prohibits the purchase and sale of land in Ethiopia. We found that land access through allocation from authorities is virtually nonexistent while land that can be obtained from parents through inheritance or gift is too small to establish a meaningful livelihood. The land rental market has restrictions, including on the number of years land can be rented out. Perhaps as a result of limited land access, the youth have turned their back on agriculture. Our study shows that only nine percent of youth in these rural areas plan to pursue farming. The majority are planning non-agricultural livelihoods. We also found a significant rural-urban migration among the youth and especially in areas with severe agricultural land scarcity. Our econometric analyses show that youth from families with larger land holding are less likely to choose non-agricultural livelihood as well as less likely to migrate to urban areas. We suggest here some measures to improve rural livelihood such as creation of non-farm employment opportunities and improvement of land rental markets. We also argue that as a certain level of rural-urban migration is unavoidable, investigating youth migration is essential to design policies that help the migrating youth as well as the host communities.



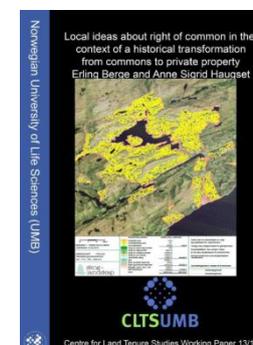
12. Stein T. Holden and Monica Fisher (2013). [Can area measurement error explain the inverse farm size productivity relationship? CLTS Working Paper No. 12/2013](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: The existence of an inverse relationship (IR) between farm size and productivity in tropical agriculture remains a debated issue with policy relevance. Poor agricultural statistical data, including data on farm sizes and farm plot sizes that typically are self-reported by farmers, can lead to biased results and wrong policy conclusions. This study combines self-reported and GPS measured farm plot and farm sizes to assess how measurement error affects the IR using three rounds of farm plot and household data from Malawi. The results show that measurement error covers up more than 60% of the IR for the total sample but leads to an upward bias in the IR on farms less than one ha. Land and labor market imperfections in combination with food self-sufficiency motives appear to explain most of the IR and lead to a strong IR on farms below one ha.



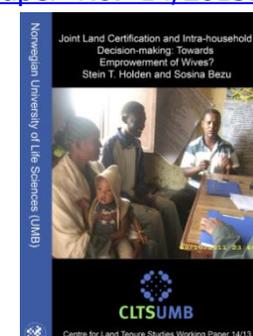
13. Erling Berge and Anne Sigrid Haugset (2013). [Local ideas about rights of common in the context of a historical transformation from commons to private property. CLTS Working Paper No. 13/2013](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: More than 200 years after the King sold one of the "King's commons" (Follafoss, located in the current Verran municipality) to urban timber merchants, local people in some ways still behave as if the area is a kind of commons. The paper will outline the history of the transformation of the area from an 18th century King's commons to a 21st century battleground for ideas about ancient access and use rights of community members facing rights of a commercial forest owner and the local consequences of national legislation. This battleground will be illuminated by the answers that current users provide to questions about what they believe their rights of access and use are. We shall in particular look for differences between what people believe and what the law seems to say about rights and duties in the Follafoss area.



14. Stein T. Holden and Sosina Bezu (2013). [Joint Land Certification and Intra-household Decision-making: Towards Empowerment of Wives?. CLTS Working Paper No. 14/2013](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

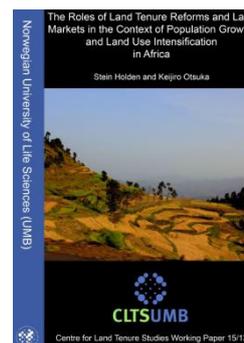
Abstract: We have used gender-disaggregated household panel data from 2007 and 2012 in combination with dictator games and hawk-dove games to assess the effects of joint land certification of husbands and



wives on wives' involvement in land-related decisions within households. We find that joint land certification has enhanced wives' knowledge of their rights and their influence in land-related decisions, while about a third of husbands attempt to retain their dominant positions, preferring that women retain only their traditional weak rights. Better market integration is associated with stronger influence by women in land-related decisions. More generous husbands, as revealed by dictator game experiments between husbands and wives, had wives who were more aware of their land rights. The hawk-dove games reveal that wives play tougher and are more hawkish than their husbands when they play against each other. This may indicate that wives dare to stand up and claim their rights within households. Husbands and wives in households that had received joint land certificates were less hawkish towards one another.

15. Stein T. Holden and Keijiro Otsuka (2013). [The Roles of Land Tenure Reforms and Land Markets in the Context of Population Growth and Land Use Intensification in Africa. CLTS Working Paper No. 15/2013](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

Abstract: This article provides a review of the past and potential future roles of land tenure reforms and land markets in Sub-Saharan Africa (SSA) as responses to population growth in the process of land use intensification and livelihood transformation. The farm size distribution and the existence of an inverse relationship (IR) between farm size and land productivity in SSA and the implications of this relationship for efficiency and equity are investigated. More secure property rights and removal of restrictions on land markets have the potential to create both efficiency and equity benefits, but there are high risks of elite capture of large land areas with inefficient and inequitable outcomes. This situation is the case not only in land-abundant areas but also in urban and peri-urban areas where increasingly larger proportions of people will make their living. Increasing population pressure in densely populated rural areas contributes to more rapid rural– urban migration, and creating alternative livelihood opportunities for the migrating youth population is essential to achieving economic development with social stability.



CLTS Papers available at S-WoPEc and RePec

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 2013, shows that there were in total 165 file downloads and 337 abstract views of The CLTS working papers at RePec, and in the same period there were 8 downloads and 442 abstract views of the CLTS working papers at S-WoPEc.

CLTS reports

Reports published by CLTS present background material or supporting information relevant for land tenure studies. The intention with the series is to make available and preserve documents that are not usually publishable as journal articles. Technical documentation of data and data collection is not often published in sufficient detail to be helpful for replication studies. Such detailed documentation is nevertheless important and sometimes necessary background material to understand also published articles.

Haugset, Anne Sigrud og Berge, Erling. [Jakt- og fiskerett i Folla foss allmenning. Basert på innholdsanalyse av artikler i Trønder-Avisa 1965-2012 \(Norwegian\). CLTS Report No. 2/2013.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway

Haugset, Anne Sigrud og Berge, Erling. [Lokal sedvane i bruken av utmarka i Verran kommune \(Norwegian\). CLTS Report No. 1/2013.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Ås, Norway.

CLTS launched new book on Land Tenure Reform in Asia and Africa

CLTS new book "Land Tenure Reform in Asia and Africa: Assessing Impacts on Poverty and Natural Resource Management" that was presented on the Annual World Bank Conference on Land and Poverty on the 11th of April in Washington DC was published by Palgrave Macmillan on the 30th of August.

By applying a unified framework the book discusses the influence of land tenure reforms on poverty and efficiency of land use and other natural resources. These land tenure reforms include Land-to-the-tiller policies, Market assisted land redistribution reforms, Tenure security enhancing low-cost reforms, Forest tenure reforms and the needed future reforms related to the recent sharp increase in demand for agricultural land in Africa.

The book teaches important policy lessons from the past and ongoing land tenure reforms. Many of the interpretations and conclusions are tentative, with the intention of creating 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.

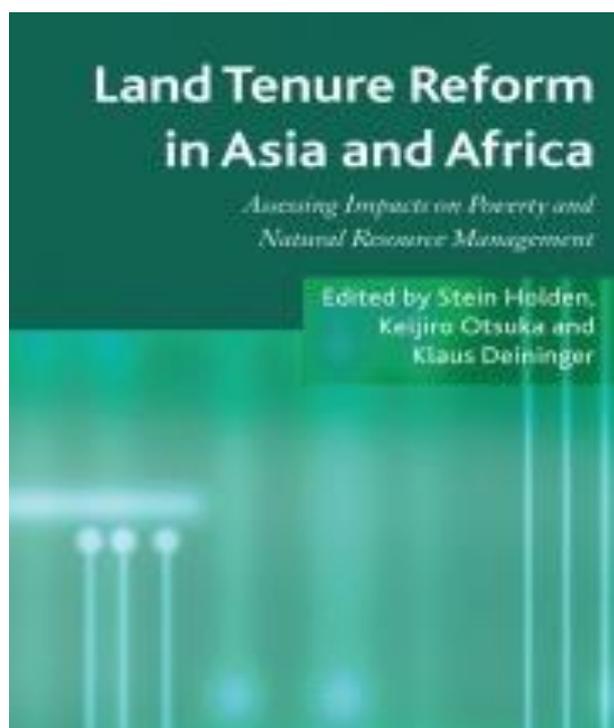


Table of contents

1. Land Tenure Reforms, Poverty and Natural Resource Management: Conceptual Framework **Stein T. Holden, Keijiro Otsuka and Klaus Deininger**

Part I Land Redistribution Reforms

2. Land Reforms, Caste Discrimination and Land Market Performance in Nepal **Jeetendra P. Aryal and Stein T. Holden**

3. Does Sharecropping Affect Long-Term Investment? Evidence from West Bengal's Tenancy Reforms **Klaus Deininger, Songqing Jin and Vandana Yadav**

4. Would Small Be More Beautiful in the South African Land Reform? **Henrik Wiig and Henning Øien**

5. The Economic Effects of Land Redistribution: The Case of a Community-Based Rural Land Development Project in Malawi **Franklin Simtowe, Mariapia Mendola, Julius Mangisoni, Hardwick Tchale and Clement Nyirongo**

Part II Tenure Security and Transfer Rights Enhancing Reforms

6. Welfare Impacts of Land Certification in Tigray, Ethiopia **Stein T. Holden and Hosaena Ghebru**

7. Access to Land: Market and Non-Market Land Transactions in Rural Vietnam **Luu Duc Khai, Thomas Markussen, Simon McCoy and Finn Tarp**

8. Land Tenure Reforms, Land Market Participation and the Farm Size - Productivity Relationship in Uganda **Alex Tatwangire and Stein T. Holden**

Part III Forest Tenure Reforms

9. From Deforestation to Reforestation: The Evolution of Community Forest Management in the Dang District of Nepal **Nayayan Raj Poudel, Nobuhiko Fuwa and Keijiro Otsuka**

10. Tenure and Forest Management in India: Impacts on Equity and Efficiency of Van Panchayats in Uttarakhand **Ashokankur Datta and Gunnar Kohlin**

11. Tenure Security and Investment Effects of Forest Tenure Reform in China **Stein T. Holden, Yuanyuan Yi, Xuemei Jiang and Jintao Xu**

12. Community Forest Management and Tree Planting on Farms in Kakamega, Kenya **Maurice Juma Ogada, Wilfred Nyangena and Geophrey Sikei**

13. The Impact of Land Certification on Tree Growing on Private Plots of Rural Households: Evidence from Ethiopia **Alemu Mekonnen, Hosaena Ghebru, Stein T. Holden and Menal Kassie**

Part IV New Challenges and the Future of Land Tenure Reform

14. The Rise of Large Farms in Land-Abundant Countries: Do They Have a Future? **Derek Byerlee and Klaus Deininger**

15. Using the Land Governance Assessment Framework to Help Secure Rural Land Rights: Framework and Experience Thus Far **Klaus Deininger and Thea Hilhorst**

16. Conclusions **Stein T. Holden, Keijiro Otsuka and Klaus Deininger**

Presentations

Many presentations were held by the members of the Centre for Land Tenure Studies in 2013. The list of the presentations can be found below:

January 7 - 8: Stein Holden presented the paper "[Generosity and social distance in dictator game field experiments with and without a face](#)" at the **Norwegian research meeting in economics**, NHH, Bergen.

March 29: Erling Berge participated as a discussant in the **United Nations University (UNU) Interactive Seminar** with the title "**Management of Local Commons in the Age of Globalization**" in Tokyo.

April 11: CLTS new book "Land Tenure Reform in Asia and Africa" was presented at the **Annual World Bank Conference on Land and Poverty**, Washington DC. Stein Holden presented the first chapter of the book with the title "[Land Tenure Reforms, Poverty and Natural Resource Management: Conceptual Framework](#)" and Keijiro Otsuka has drawn conclusions in the presentation with the title "[Next steps on Land and Forest Tenure Reform: A summary of case studies](#)". CLTS Working Paper "[Links between Tenure Security and Food Security: Evidence from Ethiopia](#)" was as well presented on the Annual World Bank Conference.

May 10 - June 2nd: Sosina Bezu presented the paper with the title "[Generosity and social distance in dictator game field experiments with and without a face](#)" at the **47th Annual Conference of the Canadian Economics Association**, HEC Montréal, Quebec.

June 3 – 7th: Erling Berge gave a presentation at "The 14th global conference of the International Association for the Study of Commons" with the title "Local ideas about rights of common in the context of a historical transformation from commons to private property." (Co-authored with Anne Sigrid Haugset, TFoU), Fujiyoshida, Yamanashi Prefecture, Japan.

June 17 - 18: Stein Holden gave a presentation with the title "[High Discount Rates: Caused by Poorly Framed Experiments or by People Being Poor and Vulnerable?](#)" at the **12th Nordic Conference in Development Economics**, Bergen.

June 17 - 18: : Sosina Bezu gave a presentation with the title "Unbundling Land Administrative Reform: Demand for Second Stage Land Certification in Ethiopia" at the **12th Nordic Conference in Development Economics**, Bergen.

August 26: Stein Holden and Sosina Bezu gave presentations on "[Links between Tenure Security and Food Security: Evidence from Ethiopia](#)" and "[Joint Land certification and intra-household decision-making: Towards Empowerment of wives?](#)", at the **one day workshop organized by Lands Directorate in Ministry of Agriculture**, Ethiopia.

September 10: Stein Holden gave a presentation to a Burmese Delegation representing the opposition (88 Generation Students, several opposition parties and the student organization ABFSU) on "Land Tenure Issues: Tenure Security and Need for Land Tenure Reforms" at Norwegian Centre for Human Rights (NCHR), Oslo.

September 18: Stein Holden presented the CLTS new book "[Land Tenure Reform in Asia and Africa](#)" and key findings from the studies in many Asian and African countries at the open **LARRI (Land Rights Research Initiative) seminar "Land Tenure Reforms in Asia and Africa"** at the School of Business, Economics and Law, Gøteborg.

September 27 – 28: Stein Holden gave a presentation with the title "[High Discount Rates: Caused by Poorly Framed Experiments or by People Being Poor and Vulnerable?](#)" at the **8th Nordic Conference on Behavioral and Experimental Economics**, Stockholm.

Guest presentation

Haileselassie Medhin was invited by the Centre for Land Tenure Studies to hold a presentation at the CLTS internal Seminar with the title "[Thanks but No Thanks: A New Policy to Reduce Land Conflict](#)" at NMBU, on the 11th of December.

Haileselassie Medhin is a research fellow in the Department of Economics at the University of Gothenburg. His research interests are behavioral and experimental economics, with particular focus on applications to environmental and development issues.



Haileselassie Medhin

Over the past few years, Haileselassie Medhin have participated in the design and implementation of a number of lab experiments, framed field experiments and natural field experiments in different parts of Ethiopia. Haileselassie was the coordinator of the 4th round Ethiopian Environmental Household Survey (EEHS-2007), a survey that covers more than 1700 rural households in the Ethiopian highlands and supported by the World Bank.

Course in Land Rights

The course EDS280 Land Rights: An Introduction and Theory, Applications, and Policy that was given jointly by three departments at NMBU – Noragric, Economics and Business, and Landscape Architecture and Spatial Planning was given for the last time in January 2014.

Website

The activities of the centre are documented at the website 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.

Accounting

ALLOCATION 2012	400000
TOTAL ALLOCATION	400000
SUM EXPENSES IN 2012	179 882,63
SUM EXPENSES IN 2013	253 158,90
SUB TOTAL EXPENSES	433 041,53
10% OVERHEAS - NOT REGISTERED	43 304,15
TOTAL EXPENSES	476 345,68
REMAINING PER 31.12.2013	123 654,32

Original budget, CLTS, 2012-2014:

	2012	2013	2014
Available funding	400000	200000	100000
Noragric admin expenses (10%)	20000	10000	10000
Web-page and IT purchases	10000	20000	20000
Seminars (travel and accommodation)	30000	30000	30000
Book project	120000	30000	30000
Management expenses, CLTS core group	20000	10000	10000
Sum expenses	200000	100000	100000

Revised budget, Strategic Funds, 2013

Web-page	20000
Computer software and other IT	20000
Seminars (travel, accommodation)	60000
Book project	60000
Core team activities	80000
Noragric admin expenses (10%)	20000
Project Acquisition	66230
Master student field work stipends	20000
Sum expenses	346230

Revised budget, CLTS, 2014

Strategy funds 2014	100000
Unused funds transferred from 2013	123654
Noragric admin expenses (10%)	22365
Web-page and IT purchases	20000
Seminars	40000
Book project	40000
Core team activities	51289
Project acquisition	50000
Sum expenses	223654

