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Summary of activities in 2014

In 2014 the Centre for Land Tenure Studies (CLTS) engaged in activities related to seminars, participation and presentation in conferences, publication of CLTS working papers and reports, publication in international journal and research.

This year CLTS has extended its agreement with UN-Habitat on the project with the title "Research on Land Access and Youth Livelihood Opportunities in Southern Ethiopia" until 31st of March 2015. A new pilot project on "Land rental markets and agricultural transformation in Norwegian agriculture" was started with some basic funding from Tverrforsk at NMBU. This project continues in 2015 and makes detailed studies in three Norwegian municipalities. It is hoped that the project will provide the basis for a larger project with external funding. Three departments at NMBU are involved in the project. The project "Joint Land Certification and Household Land Allocation: Towards Empowerment or Marginalization?" funded by FRISAM under the Research Council of Norway was coming to an end in 2014. The project has resulted in a number of presentations, working papers and publication of journal papers is still ongoing.

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. In 2015 it is replaced by the course EIE280 Land Rights: An Introduction to Theory, Applications, and Policy.

CLTS continued organizing internal Seminar Series that were launched in 2013. This year four seminars that shed a light on the topics of property right regimes, land degradation, and agrarian reform have been organized.

With respect to its own publications series, thirteen new working papers were written in 2014. CLTS has also published ten journal papers in such journals as Food Policy, World Development, American Journal of Agricultural Economics, etc. In addition, members of CLTS, namely Sosina Bezu and Stein Holden, have presented background material and supporting information relevant to land tenure studies in the report with title "Rural-urban Youth Migration and Informal Self-Employment in Ethiopia" written for UN-Habitat.

Centre for Land Tenure Studies

The 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, and the Department of Landscape Architecture and Spatial Planning. In 2012 was joined by the Department of Ecology and Natural Resource Management.

Board of the Centre for Land Tenure Studies

Poul Wisborg (Chair), Department of International Environment and Development,
Inger-Lise Saglie, Department of Landscape Architecture and Spatial Planning,
Ragnar Øygaard, School of Economics and Business,
Ørjan Totland, Department of Ecology and Natural Resource Management,
Eva Falleth, Dean, Faculty of Social Science.

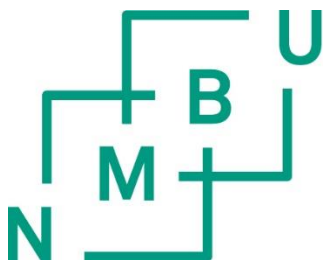
People at CLTS

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: Hadsh Tesfa Gebreab.

Administrative support: Kateryna Krutskykh.



Norwegian University of Life Sciences Centre for Land Tenure Studies

Mission

The Centre for Land Tenure Studies (CLTS) at NMBU is established to further the study of land tenure. Land tenure studies define a broad and complex field of study cutting across many disciplines. For CLTS this entails, but is not limited to, the following activities:

- Provide a common arena for discussing land tenure issues, including a series of seminars directed to present new research or important theoretical perspectives. This may be designed as part of an educational program.
- Promulgate a joint series of working papers.
- Support international publication of articles and books.
- Develop and conduct joint courses at both Master and PhD level.
- Initiate and support exchange of researchers.
- Participate in research networks related to land tenure.
- Maintain a public list of collaborating institutions and researchers.
- Initiate and develop applications for research funds to support basic research on land tenure both by our own efforts and in collaboration with other research groups working on land tenure questions.

In its activities the centre will use English as its working language as far as practically possible.

In short we may say that the mission of the Centre for Land Tenure studies is to enhance collaboration across departments at NMBU; to strengthen the visibility of NMBU activities within the field of land tenure; to strengthen NMBU's international collaboration and networks within the field; to contribute to research and knowledge generation on land tenure issues; to help build capacity in the South and in Norway within the field; to disseminate policy lessons, and to contribute to policy debates.

Future plans for CLTS

CLTS plans to continue its work along the same lines as before. The new pilot project on "Land renting and agricultural transformation in Norwegian agriculture", funded by Tverrforsk at NMBU, facilitates research collaboration across departments and will hopefully provide the basis for a larger project with external funding. CLTS seeks to continue the collaboration with UN-Habitat, Global Land Tools Network, on development of promising "land tools". Sabbatical leave

of some of the CLTS core team members has promoted a discussion on how to activate more people within NMBU to help develop CLTS as a competence centre. We would like to invite other interested persons to join us with new ideas and active participation as core members such that we can release more of the potential within NMBU within this important area.

CLTS Internal Seminar Series

In 2014 CLTS continued organizing Internal Seminar Series that was launched in 2013. 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 2014 CLTS held 4 internal seminars:

January 24: CLTS and Department of Landscape Architecture and Spatial Planning (ILP) organized seminar with the title "[International perspective on property rights regimes](#)". Thor Larsen Attic, Tivoli building, Norwegian University of Life Sciences, Aas.

June 2: CLTS organized seminar hosted by Ephraim Nkonya, senior research fellow at the International Food Policy Research Institute (IFPRI), who held presentation with the title "[Global cost of land degradation](#)". Tower building, Norwegian University of Life Sciences, Aas.

August 29: CLTS organized seminar hosted by Hans Mattsson, professor emeritus from the Department of Real Estate and Construction Management, KTH Royal Institute of Technology in Stockholm, who held presentation with the title "[Är utbildningarna av lantmätare \(jordskifte kandidater\) i Europa inte anpassade till marknadens behov?](#)". Yellow Room, Economy building, Norwegian University of Life Sciences, Aas.

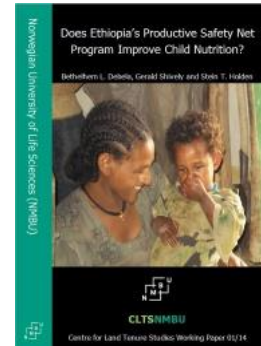
September 26: CLTS organized seminar hosted by Dr. Bill Kinsey, senior research fellow at Ruzivo Trust, who held presentation with the title "[The Promise of Land: The Long-term Legacy of Zimbabwe's Agrarian Reform](#)". Thor Larsen Attic, Tivoli building, Norwegian University of Life Sciences, Aas.

Publications

CLTS Working Papers

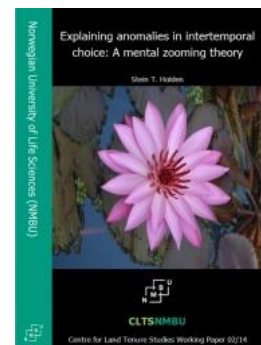
1. Bethelhem Legesse Debela, Gerald Shively and Stein T. Holden (2014). [Does Ethiopia's Productive Safety Net Program Improve Child Nutrition?. CLTS Working Paper No. 1/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

Abstract of the paper: We study the link between Ethiopia's Productive Safety Net Program (PSNP) and short-run nutrition outcomes among children age 5 years and younger. We use 2006 and 2010 survey data from Northern Ethiopia to estimate parameters of an exogenous switching regression. This allows us to measure the differential impacts of household characteristics on weight-for-height Z-score of children in member and non-member households in PSNP. We find that the magnitude and significance of household covariates differ in samples of children from PSNP and non-PSNP households. Controlling for a set of observable features of children and households we find that children in member households have weight-for-height Z-scores that are 0.55 points higher than those of children in non-member households. We conclude that the PSNP is providing positive short-term nutritional benefits for children, especially in those households that are able to leverage underemployed female labor.



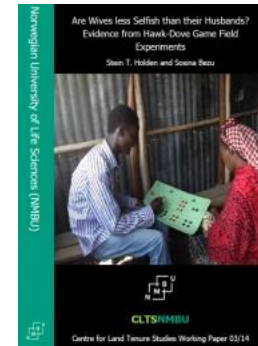
2. Stein T. Holden (2014). [Explaining anomalies in intertemporal choice: A mental zooming theory. CLTS Working Paper No. 2/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

Abstract of the paper: I present a theory that can explain hyperbolic discounting and magnitude effects in intertemporal choice. This approach builds on theories of narrow framing and reference dependence and expands these theories in a novel way by examining hidden mental zooming in base consumption adjustment in decisions regarding intertemporal prospects of varying magnitudes and time horizons. Data from a field experiment were used to assess the theory with an incentive-compatible multiple price list approach involving magnitude levels of 5x, 10x and 20x the basic magnitude level with time horizons of one, three, six and 12 months. Without zooming adjustments in base consumption, very strong hyperbolic and magnitude effects were found, and present bias could not explain the hyperbolic effects. The mental zooming model provides an effective rational explanation of what appear to be significant intertemporal anomalies in the data.



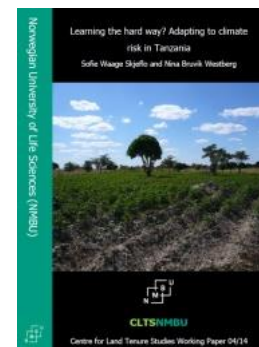
3. Stein T. Holden and Sosina Bezu (2014). [Are Wives less Selfish than their Husbands? Evidence from Hawk-Dove Game Field Experiments.](#) CLTS Working Paper No. 3/2014. Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

Abstract of the paper: Lab-in-the-field Hawk-Dove game experiments were played by spouses in a rural sample of households in Southern Ethiopia where women/wives traditionally have a weak position. Randomized treatments included a 3x3 design with simultaneous, one-way signaling and sequential games as the first dimension and Pareto-efficient, Pareto-inferior and Pareto-superior (Dove;Dove) payout treatments as the second dimension, with a sequence of six game rounds per household. The experiments allow for the assessment of the presence of alternative player types, such as players that prioritize household income maximization, players that prioritize personal income, players that are Hawkish and punish their spouse at their own expense, and cooperative reciprocators (Doves) who cooperate even at the expense of household and personal income. The experiments revealed that all player types were present in the sample. Husbands played significantly less Hawkish than their wives and played gradually less Hawkish over the six game rounds, whereas wives remained Hawkish.



4. Sofie Waage Skjeflo and Nina Bruvik Westberg (2014). [Learning the hard way? Adapting to climate risk in Tanzania.](#) CLTS Working Paper No. 4/2014. Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas Norway.

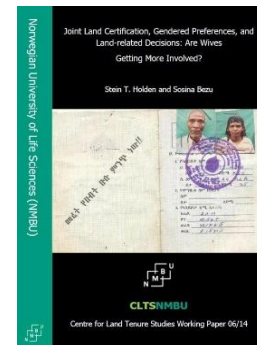
Abstract of the paper: We use recent panel data on Tanzanian farm households to investigate how previous exposure to weather shocks affects the impact of a current shock. Specifically, we investigate the impact of droughts on agricultural outcomes and investments in children's health, measured by their short- and long-term nutritional status. As expected, we find that droughts negatively impact yields, with the impact increasing in the severity of the shock, and that severe droughts have a negative impact on short-term nutritional outcomes of children. We also find suggestive evidence that the more shocks a household has experienced in the past, the less crop yields are affected by a current shock. This suggests that households are able to learn from their past shock experience, and could imply that households are able to adapt to climate risk.



Our results also suggest that the impact of a shock depends on when the household last experienced a shock. In terms of child health, we are not able to detect any clear effect of previous shock exposure on the impact of a current shock, nor do we find any impact on long run nutritional outcomes.

5. Stein T. Holden (2014). [Agricultural Household Models for Malawi: Household Heterogeneity, Market Characteristics, Agricultural Productivity, Input Subsidies, and Price Shocks. A Baseline Report. CLTS Working Paper No. 5/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

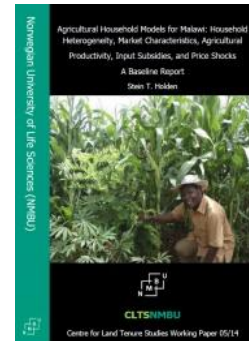
Abstract of the paper: This report documents agricultural household models developed for agricultural policy analyses related to the assessment of impacts of agricultural input subsidies and maize technology choices in Malawi. The models have been calibrated to a typology of households in Central and Southern Regions of Malawi based on household survey data collected for the period 2005-2010. Households are assumed to be drudgery averse and rational given their preferences and the resource constraints and imperfect markets they face. The impacts of varying access to resources, input subsidies, off-farm employment opportunities, and prices during the period of study are simulated. The models in particular demonstrate the vulnerability of land-poor households and their dependence on non-farm income for them to meet their basic needs. Access to improved maize varieties and subsidies may facilitate land use intensification and survival on smaller farms. Price shocks in form of higher fertilizer prices and lower tobacco prices contribute to further impoverishment while the costs of the input subsidy program also reached non-sustainable levels during the period of study. The models give insights about some possible avenues for scaling down the subsidy program towards a more sustainable level. Reduction of subsidies from two bags to one bag of fertilizer per household and concentration of targeting towards more land-poor households can be two important mechanisms. Rather than providing free improved maize seeds it may be better to improve the availability of improved seeds in local markets.



6. Stein T. Holden and Sosina Bezu (2014). [Joint Land Certification, Gendered Preferences, and Land-related Decisions: Are Wives Getting More Involved?. CLTS Working Paper No. 6/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

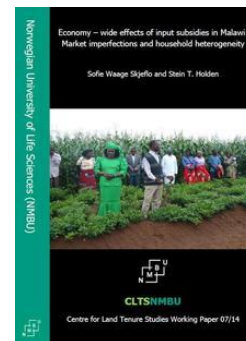
Abstract of the paper: We have investigated whether joint land certification in Southern Ethiopia has contributed to a strengthening of the perceived land rights of women and an increase in

their intra-household involvement in land-related decisions. We use gender-disaggregated household panel data and generate indices for wives' and husbands' land rights attitudes and for wives' involvement in land-related decisions. After controlling for endogeneity of land certification, using a control function approach, we find that receipt of land certificate has strengthened wives' awareness of their land rights. We also find evidence of an intra-household bargaining effect and an intra-community social process effect that both contribute to stronger involvement of wives in land-related decisions within households.



7. Sofie Waage Skjeflo and Stein T. Holden (2014). [Economy-wide effects of input subsidies in Malawi: Market imperfections and household heterogeneity. CLTS Working Paper No. 7/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

Abstract of the paper: The potential benefits of providing subsidized inputs to farm-households in developing countries may reach well beyond the targeted households. More specifically, increased food production and demand for rural labor may benefit poor households through lower food prices and higher rural wages. However, two recent studies of a large input subsidy program in Malawi find that these effects are smaller than expected based on anecdotal evidence and previous studies using simulation models. In this paper we provide a potential explanation for this finding by using six farm-household programming models to show how market imperfections limit households' ability to take advantage of cheaper inputs. Our findings suggest that input subsidy programs could be combined with improved market infrastructure and market access in order to increase non-beneficiary households' benefits from input subsidies.



8. Bethelhem Legesse Debela and Stein T. Holden (2014). [How Does Ethiopia's Productive Safety Net Program Affect Livestock Accumulation and Children's Education? CLTS Working Paper No. 8/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

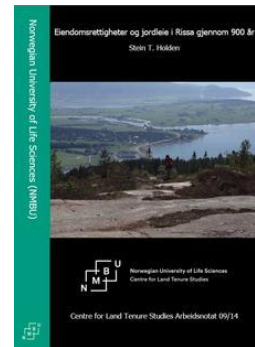
Abstract of the paper: We use panel data from Northern Ethiopia to investigate the welfare impact of Ethiopia's Productive Safety Net Program. We assess - whether the program raised livestock asset levels and children's education among participant households. Using treatment effects models, we find that participants in the public work



component invested more in livestock and children's education than non-participant households after controlling for selection into the program. Participation in the program helps to protect beneficiaries from sacrificing their children's education in response to shocks. Our conclusion remains the same when we control for the extent of down sale of livestock to avoid graduation from the program.

9. Stein T. Holden (2014). [Eiendomsrettigheter og jordleie i Rissa gjennom 900 år. CLTS Working Paper No. 9/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

Sammendrag: Denne artikkelen bygger på lokale bygdebøker fra Rissa kommune i Sør-Trøndelag. De gir en mer eller mindre detaljert bygdehistorie som går 900 år tilbake. Artikkelen fokuserer på eiendomsrettsstrukturen og jordleie innen landbruket og viser at jordleie langt fra er noe nytt i Rissa. Tvert om er selveierjordbruk snarere et unntak enn regelen i et historisk perspektiv over 900 år. Landbruksjord var en viktig inntektskilde for kirke og stat fra gammelt av og kontroll over eiendomsretten til jord sto derfor sentralt i kampen om makt og som basis for investeringer i samfunnsutvikling og inndekking av ulike kostnader som finansiering av kriger, kongehus, klostre og kirker. Den korte perioden med landbrukssubsidier i de seneste år kan derfor sees som et kort appendiks i forhold til den historiske dominerende tendensen til sterk skattlegging av bønder og landbruket som et viktig fundament for utvikling av landet. Det er århundrer med hardt arbeid på jorda som har bidratt til å bygge landet uten at dette historiske slitet gir nevneverdig respekt eller forståelse for dagens subsidier som også kunne sees som en liten velfortjent tilbakebetaling eller andel av nyere tids velstandsutvikling som fortidens hardtarbeidende bønder var med å legge grunnlaget for.



10. Stein T. Holden (2014). [Risky Choices of Poor People: Comparing Risk Preference Elicitation Approaches in Field Experiments. CLTS Working Paper No. 10/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

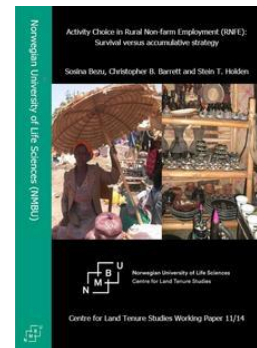
Abstract of the paper: This paper studies the risk preferences of poor rural households in Malawi and compares the Holt and Laury (2002) (HL) multiple price list approach with hypothetical real-world framing and monetary incentive-compatible framing with the Tanaka, Camerer and Nguyen (2010) (TCN) monetary framing approach to elicit prospect theory parameters. The consistency of the results, the role of and potential bias attributable to measurement error, and correlations with socioeconomic



characteristics are assessed. The study shows that measurement error can lead to upward bias in risk aversion estimates and over-weighting of low probabilities. The hypothetical real-world HL framing experiments are associated with higher sensitivity to background variation such as exposure to a recent drought shock and distance to markets/poor market access.

11. Sosina Bezu, Christopher B. Barrett and Stein T. Holden (2014). [Activity Choice in Rural Non-farm Employment \(RNFE\): Survival versus accumulative strategy. CLTS Working Paper No. 11/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

Abstract of the paper: This paper examines the nonfarm employment choice of individuals using panel data from Ethiopia that covers the period 1994-2004. Non-farm activities that require more resources in the form of skill or capital yield higher returns but employ proportionately fewer people. Women have lower participation rate than men, and those women who participate are often engaged in low-return activities. The econometric results suggest that the factors that influence individuals' decision to participate in non-farm employment differ for the different types of activities. Determinants of participation in high-return activities are dominated by capacity variables. Determinants of participation in low-return activities are dominated by push factors. Education is the only factor that has the same (positive) impact on the likelihood of participation in all types on non-farm employment. Education was also found to have more impact on participation of women.



12. Stein T. Holden and Sosina Bezu (2014). [Land Valuation and Perceptions of Land Sales Prohibition in Ethiopia. CLTS Working Paper No. 12/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

Abstract of the paper: This study investigates attitudes towards legalizing land sales and Willingness to Accept (WTA) sales prices and compensation prices for land among smallholder households in four different areas in the Oromia and SNNP Regions in the southern highlands of Ethiopia. Household panel data from 2007 and 2012 are used. The large majority of the sample prefers land sales to remain illegal, and the resistance to legalizing land sales increased from 2007 to 2012. In the same period, perceived median real land values increased sharply but also exhibit substantial local variation.



Land loss aversion is associated with higher land values and less willingness to sell land if land sales were to become legal. The substantial increase in perceived land values, high economic

growth and outmigration of youth have yet to persuade the rural population in southern Ethiopia to open the land sales market.

13. Stein T. Holden and Sosina Bezu (2014). [Tools, Fertilizer or Cash? Exchange Asymmetries in Productive Assets. CLTS Working Paper No. 13/2014.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

Abstract of the paper: We used a field experiment to investigate exchange asymmetries in productive assets among poor rural respondents in Ethiopia. Farmers were randomly allocated two types of productive assets or cash, with a choice to keep the productive asset (cash) or exchange it for cash (productive asset). To introduce productive asset variation, a durable asset (farm tool) and a short-term input (fertilizer) were randomly allocated and combined with a random amount of cash. Loss aversion was proxied with a separate experiment and was used to assess the importance of endowment effect theory to explain exchange asymmetries. A greater exchange asymmetry was found for the more popular tool than for fertilizer. Loss aversion could explain a small but significant part of the exchange asymmetry in tools, but experience did not reduce the exchange asymmetry. Compared to the female respondents, the male respondents exhibited greater exchange asymmetries and more non-linear price responses with declining elasticities as prices increased.



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.

RePEc statistics from October to December 2014, shows that there were in total 60 file downloads and 162 abstract views of the CLTS working papers at RePec, and in the same period there were 118 downloads and 194 abstract views of the CLTS working papers at S-WoPEc.

Download statistics from S-WoPEC in 2014

Month	Abstract views	Redirected files *
January	61	3
February	62	1
March	75	3
April	83	1
May	66	2
June	87	1
July	107	1
August	34	0
September	59	0
October	71	61
November	55	14
December	68	43

*Redirected files are the files downloaded from the CLTS website.

Source: S-WoPEC.

The table shows dramatic increase in the number of working papers that have been downloaded from the CLTS website in the period of October-December. In addition, many working papers abstracts have been viewed during 2014.

Journal papers

Holden, S.T. and Otsuka, K. (2014). [The roles of land tenure reforms and land markets in the context of population growth and land use intensification in Africa](#). *Food Policy* 48: 88-97. - [Abstract](#).

Bezu, S., Kassie, G.T., Shiferaw, B. and Ricker-Gilbert, J. (2014). [Impact of Improved Maize Adoption on Welfare of Farm Households in Malawi: A Panel Data Analysis](#). *World Development* 59: 120-131. - [Summary](#).

Hosaena, G. H. and Holden, S. (2014). [Efficiency and productivity differential effects of land certification program in Ethiopia](#). *ESSP Working Paper 64*.

Holden, S.T. and Lunduka, R.W. (2014). [Input subsidies, cash constraints, and timing of input supply](#). *American Journal of Agricultural Economics* 96 (3): 290-307.

Mawejje, J. and Holden, S.T. (2014). [Social Capital, Shocks and Livestock Investments: Evidence from Masaka District, Uganda](#). *International Journal of Development Issues* 2 (2): 98-112.

Bezu, S. and Holden, S.T. (2014). [Demand for second-stage land certification in Ethiopia: Evidence from household panel data](#). *Land Use Policy* 41: 193–205.

Berge, E., Kambewa, D., Munthali, A. and Wiig, H. (2014). [Lineage and land reforms in Malawi: Do matrilineal and patrilineal landholding systems represent a problem for land reforms in Malawi?](#). *Land Use Policy* 41: 61-69.

Bezu, S. and Holden, S.T. (2014). [Are Rural Youth in Ethiopia Abandoning Agriculture?](#). *World Development* 64: 259–272.

Mawejje, J. and Holden, S.T. (2014). [Does social network capital buy higher agricultural prices? A case of coffee in Masaka district, Uganda](#). *International Journal of Social Economics* 41 (7): 573-585.

Ghebru, H. and Holden, S.T. (2014). [Reverse-Share-Tenancy and Agricultural Efficiency: Farm-Level Evidence from Ethiopia](#). *Journal of African Economies*: 1-24.

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.

Bezu, S. and Holden, S.T. (2014). [Rural-urban Youth Migration and Informal Self-Employment in Ethiopia. CLTS Report No. 1/2014](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

Conference participation

January 6 -7: Stein Holden and Sosina Bezu presented the paper "Intra-household Coordination, Cooperation and Pareto-efficiency: Lab-in-the-Field Hawk-Dove Game Experiments" at the Norwegian Economists' Annual Conference.

March 24 – 27: Sosina Bezu was a panel discussant at the Strategy Session with the title "[Positioning youth in the post-2015 land and development agenda](#)" at the World Bank Land and Poverty conference, Washington DC.

March 24 – 27: Sosina Bezu and Stein Holden gave a presentation with the title "Are the Rural Youth in Ethiopia Abandoning Agriculture?" at the World Bank Land and Poverty conference, Washington DC.

March 24 – 27: Stein Holden presented the paper "[Joint Land Certification and Intra-household Decision-making: Towards Empowerment of Wives?](#)", co-authored with Sosina Bezu, at the World Bank Land and Poverty conference, Washington DC.

March 24 -27: Sosina Bezu and Stein Holden gave a Poster Presentation of the paper "[Land Access and Youth Livelihood Opportunities in Southern Ethiopia](#)" at the World Bank Land and Poverty conference, Washington DC.

March 24 – 27: Hosaena Ghebru, Joao Rodrigues and Stein Holden had a Poster Presentation with the title "Diminishing Returns to First Stage Certification: Evidence from Tigray" at the World Bank Land and Poverty conference, Washington DC.

June 16 -17: Stein Holden presented the paper "[Joint Land Certification and Intra-household Decision-making: Towards Empowerment of Wives?](#)", co-authored with Sosina Bezu, at the [Nordic Conference on Development Economics](#), Helsinki.

June 28 – July 2: Stein Holden gave a presentation with the title "[High Discount Rates: An Experimental Artifact of Caused by Poverty and Vulnerability?](#)" at the [Fifth World Congress of Environmental and Resource Economists \(WCERE\)](#), Istanbul.

July 26: Stein Holden gave presentation with the title "[Agricultural Household Models and Heterogeneity: Exploring Input Subsidy Impacts in Malawi](#)" at the [CGIAR Independent Science and Partnership Council International](#) Workshop "Measuring the Poverty Impacts of Agricultural Research" at Ruttan Hall, University of Minnesota, Minneapolis.

September 16-19: Erling Berge presented a paper "[Some observations on rights of common in old industrialized countries](#)" at IASC's conference in Umeå,

October 16: Stein Holden gave an Invited seminar with title: "[Joint Land Certification, Gendered Preferences, and Land-related Decisions: Are Wives Getting More Involved?](#)" at Queensland University of Technology (QUT), School of Economics and Finance, Brisbane, QLD, Australia..

November 3 – 5: Stein Holden gave a presentation with the title "Experiences with input subsidies in Malawi" at the [Pathways for the Sustainable Intensification of Agriculture Workshop](#), Global Change Institute University of Queensland, Brisbane, Australia.

November 18: Stein Holden gave an invited seminar with title "[Policies for Improved Food Security in Africa: What can we learn from farm household studies in Malawi and Ethiopia?](#)" with Thilak Mallawaarachchi (UQ) at Department of Agriculture National Conference Centre, Canberra, Australia, arranged by the Australian Agricultural and Resource Economics Society,

November 27: Stein Holden presented the book "Land Tenure Reform in Asia and Africa: Assessing Impacts on Poverty and Natural Resource Management", co-edited with Keijiro Otsuka and Klaus Deininger (published by Palgrave Macmillan in 2013), to the Australian Agricultural and Resource Economics Society - Queensland, at the Charming Squire, Brisbane, Australia.

[Collaboration between CLTS and UN-Habitat has been extended](#)

The agreement between CLTS and UN-Habitat on the project with the title "Research on Land Access and Youth Livelihood Opportunities in Southern Ethiopia" has been extended until 31st of March 2015.

Land rental markets play an increasingly important role around the world. Empirical studies of the land markets in Africa have shown that such markets often are pro-poor and facilitate land access for land-poor people (Holden, Otsuka and Place 2008). Some recent studies have also demonstrated that the land rental markets can be beneficial for the poor (often female-headed) landlord households that lack the resources to farm their land efficiently themselves and who therefore depend on renting out their land through sharecropping arrangements that improve household income and food security (Gebregziabher and Holden 2011; Holden and Ghebru 2013; Ghebru and Holden 2013).

Pro-poor land tools aim to reduce poverty by ensuring that land administration and management mechanisms incorporate the interests and needs of the poor. As the empirical evidences indicate, better functioning land markets enhance the welfare of the poor as poor landlords are able to rent out their land and poor landless with extra labor capacity are able to rent in land.

This project aims to further understanding of land rental markets as a potential pro-poor land tools in poor countries facing increasing land scarcity and to assess methods that aim to enhance the efficiency of land rental markets.

The project is carried out in Ethiopia, a country where land sales are prohibited and where there are several restrictions on land renting, such as share of the farm that can be rented out (maximum 50% of the farm can be rented out) and duration restriction (duration of 2-5 years maximum but depending on the purpose of the contract). This project aims to prepare the ground for pilot-testing and scaling up a pro-poor land rental market enhancement tool. The project can therefore be seen as the first phase of a three-phase project that aims to develop, test and introduce a pro-poor land renting tool.

Stein Holden and Sosina Bezu are responsible for implementing the Project on behalf of NMBU/CLTS/School of Economics and Business.

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. In 2015 it is replaced by the course EIE280 Land Rights: An Introduction to Theory, Applications, and Policy. The course has been redesigned to accommodate the interests of the students from the Department of Landscape Architecture and Spatial Planning by giving more emphasis to urban land tenure and planning issues.

Website

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

