

## Contents

Summary of activities in 2015.....	2
Centre for Land Tenure Studies .....	3
Board of the Centre for Land Tenure Studies .....	3
People at CLTS.....	3
Mission.....	4
Future plans for CLTS .....	5
CLTS Internal Seminar Series .....	6
Successful Land Rental Project Workshop.....	7
CLTS Working Papers .....	8
Journal papers.....	10
CLTS Papers statistics at S-WoPEc and RePec.....	12
Conference participation .....	14
Contributor to ELD Report 2015 on “The Value of Land” .....	15
Lead author of the ELD Report 2015 on “The Economics of Land Degradation in Africa” .....	16
Course in Land Rights.....	17
Website .....	17

## Summary of activities in 2015

In 2015 the Centre for Land Tenure Studies (CLTS) engaged in activities related to seminars, participation and presentation in conferences, publication of CLTS working papers and publication in international journals and research.

In 2015 the course EDS280 is replaced by the course EIE280 Land Rights: An Introduction to Theory, Applications, and Policy. There were 27 students who took the course in 2015.

CLTS continued organizing internal Seminar Series that were launched in 2013. This year two seminars that shed light on the topics of soil fertility management, climate change and water resources have been organized.

With respect to its own publications series, four new working papers were written in 2015. CLTS associates have also published twelve journal papers in such journals as Journal of Development Studies, Land Economics, Journal of Behavioral and Experimental Economics, International Journal of the Commons, etc.

In addition, members of CLTS, Stein T. Holden and Mesfin Tilahun Gelaye, organized a workshop on the "Land Rentals as a Pro-Poor Land Tool" project in Addis Ababa, Ethiopia.

Mesfin Tilahun Gelaye and his co-authors contributed a case study to the Economics of Land Degradation (ELD) Report 2015 on "The Value of Land" and in addition he was a lead co-author of the [Economics of Land Degradation \(ELD\) Initiative](#) Report 2015 on "The Economics of Land Degradation in Africa".

## Centre for Land Tenure Studies

The Centre for Land Tenure Studies was opened at NMBU (earlier UMB) on the 27<sup>th</sup> 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 CLTS 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 Øygard, School of Economics and Business,  
Sjur Baardsen, 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.

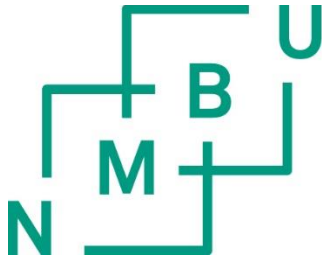
Associates: Bernt Aarset, Arild Angelsen, Tor Arve Benjaminsen, Einar Bergsholm, Sosina Bezu, Øystein Jakob Bjerva, Sølve Bærug, Einar A. Hegstad, Darley Jose Kjosavik, Berit Irene Nordahl, Eirik Romstad, Håvard Steinsholt, Steinar Taubøll, Arild Vatn, Pål Vedeld and Nikolai K. Winge.

Sosina Bezu is ending her engagement at School of Economics and Business in 2015 as she has received a Researcher Position at Christian Michelsen Institute, Bergen, from 1. January 2016.

Post doc researcher: Mesfin Tilahun

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 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. The project will end in 2016 and case studies in the three municipalities Norddal, Rissa and Ås will be completed.

CLTS has had good collaboration with UN-Habitat, Global Land Tools Network, on development of promising "land tools", youth land access and land renting and the plan is to build future research on this with focus on allocation of communal lands to youth and youth migration in Ethiopia.

This activity is also related to the Climate Smart Natural Resource Management and Policy (CLISNARP) project that the School of Economics and Business has with Mekelle University in Ethiopia and LUANAR University in Malawi. One post doc researcher (Mesfin Tilahun), six PhD-students and five MSc-students will take their degrees at NMBU in relation to this NORHED/NORAD-funded program and many of these students will focus on land-related research in their dissertations. Stein Holden in collaboration with Mesfin Tilahun have started preparation of research in Tigray in Ethiopia on youth groups that have been allocated rehabilitated communal lands (area exclosures) as a basis for livelihood. A new research project on Adoption of Conservation Agriculture Technologies in Malawi was developed and submitted to the Independent Partnership and Science Council under the Consultative Group of International Agricultural Research by Stein Holden, Monica Fisher (Oregon State University) and Samson Katangeza (Malawian PhD-student at the CLISNARP project). Another Malawian PhD-student linked to CLISNARP, Sarah Tione, will start in 2016 and will focus her PhD on land tenure policy issues in Malawi.

Stein Holden was in 2015 engaged by the World Bank to help develop a Land Tenure Module for the World Bank Living Standard Measurement Surveys that are undertaken in a large number of developing countries. This new module is likely to lead to the availability of more comprehensive and nationally representative land tenure data from such countries. These data can become important for the monitoring of the new Sustainable Development Goals that have taken over after the Millennium Development Goals. This work continues into 2016 and will be presented at the World Bank Land and Poverty conference in Washington, DC in March 2016.

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 2015 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 2015 CLTS held 2 internal seminars:



**March 27:** CLTS organized seminar hosted by Ephraim Nkonya, senior research fellow at the International Food Policy Research Institute (IFPRI), who held presentation with the title "[The Inverse relationship between profit and adoption rate of soil fertility management in sub-Saharan Africa](#)". Tower building, Norwegian University of Life Sciences, Aas.



**November 19:** CLTS organized seminar hosted by David Adamson, senior research officer in natural resources at the University of Queensland, who held presentation with the title "[Modeling Awareness & Decision Making: The Case of Climate Change and Water Resources](#)". Tower building, Norwegian University of Life Sciences, Aas.

## Land Rental Project Workshop



Stein T. Holden and Mesfin Tilahun Gelaye, CLTS & School of Economics and Business, NMBU, arranged a workshop on the “Land Rentals as a Pro-Poor Land Tool” project in Addis Ababa 10-11.December.

The project has established collaboration with Federal and Regional Land Administration experts covering the Tigray, Amhara, Oromia and SNNP regions in Ethiopia. Important objectives of the workshop were to identify priority areas for policy intervention and design pilot experiments for testing of such interventions. Five priority areas for policy experiments were identified.

The Global Land Tools Network, UN-Habitat, funded the first Phase of the project that the workshop was part of and had indicated a commitment to provide funding also for the next Phase.

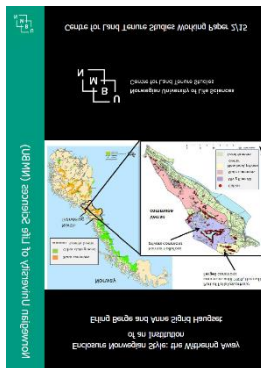
- I can hereby confirm that we have just completed a very successful workshop and developed priorities for pilot experiments for the next phase. We also had participation from land law makers in the workshop who stated that our work has had substantial impact on their current revisions of land laws for Ethiopia, says Stein who is pleased with the outcome of the workshop.

In addition, the Director of the Federal Land Administration, Tigistu Gebremeskel, expressed gratitude for the contributions by Stein Holden and coauthors on land tenure issues in Ethiopia and stated that this has influenced their thinking and current reforms of the national land laws. He also saw the project as an important step towards more evidence-based policy-making and gave strong support to the project.



# CLTS Working Papers

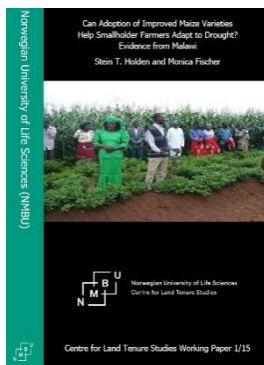
1. Stein T. Holden and Monica Fischer (2015). [Can Adoption of Improved Maize Varieties Help Smallholder Farmers Adapt to Drought? Evidence from Malawi. CLTS Working Paper No. 1/2015.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.



**Abstract of the paper:** This study used a three-year panel dataset for 350 Malawian farm households to examine the potential for widespread adoption of drought tolerant (DT) maize varieties, a technology that holds considerable promise for helping smallholder farmers in SSA adapt to drought risk. Regression results revealed that DT maize cultivation increased substantially from 2006 to 2012, with the main driver being the Malawi Farm Input Subsidy Program. Some other key factors related to adoption were having recently experienced drought and farmer risk aversion. As far as yield performance, improved maize varieties performed

significantly better than local maize during the 2011/12 drought year. However, DT maize did not perform significantly better than other improved maize varieties used in Malawi, which is in contradiction to results from on-station and on-farm trials (e.g., Magorokosho et al. 2010; Setimela et al., 2012). A plausible explanation is that farmers had inadequate training or experience to move towards the yield potentials of the DT maize varieties. Expansion of agricultural extension activities may be required to help farmers achieve the DT maize yield potentials and, subsequently, improve farmer resilience to drought.

2. Erling Berge and Anne Sigrid Haugset (2015). [Enclosure Norwegian Style: the Withering Away of an Institution. CLTS Working Paper No 2/2015.](#) Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.

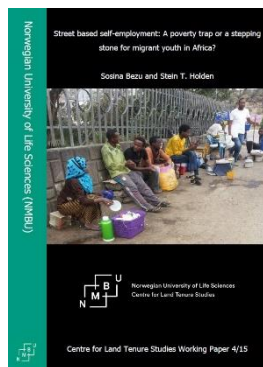


**Abstract of the paper:** More than 200 years after the King sold one of the “King’s commons” of Follafoss (located in the current Verran municipality) to urban timber merchants, local people in some ways still behave as if the area is a kind of commons. The paper will outline the history of the transformation 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. The right of common to fish and to hunt small game without dog in Follafoss private

commons was confirmed in a judgement of the Supreme Court in 1937 and in legislation on

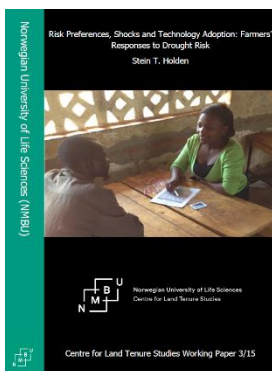
hunting in 1899 and 1951. In the Government's proposal for new legislation on fishing in 1964 the right to fish was removed. And in 1981 the right to hunt was removed without saying a word about it, and it was never commented on in parliament during the legislative process. To explain what we observe it is suggested that a new layer of legislation on commons from 1857 and 1863 created a structural amnesia about private commons making it easy to remove them from legislation without anyone noticing.

3. Stein T. Holden (2015). [Risk Preferences, Shocks and Technology Adoption: Farmers' Responses to Drought Risk. CLTS Working Paper No. 3/2015](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.



**Abstract of the paper:** Climate risk represents an increasing threat to poor and vulnerable farmers in drought-prone areas of Africa. This study assesses the maize and fertilizer adoption responses of food insecure farmers in Malawi, where Drought Tolerant (DT) maize was recently introduced. A field experiment, eliciting relative risk aversion, loss aversion and subjective probability weighting parameters of farmers, is combined with a detailed farm household survey that measured the intensity of adoption of different maize types and fertilizer use on the different maize types and recorded exposure to past and present drought and other shocks. More risk averse households were more likely to have adopted DT maize, less likely to have adopted other improved maize varieties and less likely to have dis-adopted traditional local maize. Exposure to past drought shocks stimulated adoption of DT maize and dis-adoption of local maize. Over weighting of small probabilities was associated with less use of fertilizer on all maize types.

4. Sosina Bezu and Stein T. Holden (2015). [Street based self-employment: A poverty trap or a stepping stone for migrant youth in Africa? CLTS Working Paper No. 4/2015](#). Centre for Land Tenure Studies, Norwegian University of Life Sciences, Aas, Norway.



**Abstract of the paper:** A significant percentage of youth in urban Africa is employed in the informal sector. The informal sector is more accessible than the formal sector for people with low human and financial capital, such as youth migrants from rural areas. But the sector is also generally considered to provide a subsistence livelihood. This study examines whether street based self-employment in Africa offer a stepping stone towards a better livelihood or an urban poverty trap for youth migrants. The analysis is based on data from a survey of 445 street vendors in two urban areas in Ethiopia. We found that street based self-employment is indeed dominated

by migrant youth; 96% of those engaged in the street based self-employment are youth and 98% are migrants from rural areas or smaller towns. Our analysis suggests that street based self-employment can offer a viable transitional employment for migrant youth. We found that the average monthly earning of these self-employed youth is better than the minimum wage in the public sector and much higher than the official poverty line. We found that most of the youth consider this as a transitional employment and accumulate skill and capital with a view to establishing their own enterprise or accessing skilled employment. Young women are less likely than young men to seek exit out of street based self-employment but education increases their aspiration. Youth with better-off parents back home and those with larger network in their new residence are more likely to change their current occupation. The main risk for the livelihood of youth in this type of employment is lack of legal recognition to their activities and work place, which manifest itself in the form of arbitrary eviction and displacement from their work place.

## Journal papers

Bezabih, M., Holden, S. T. and Mannberg, A. (2015). [The Role of Land Certification in Reducing Gaps in Productivity between Male- and Female-Owned Farms in Rural Ethiopia.](#) *Journal of Development Studies*: 1-17.

Holden, S. T. and Fisher, M. (2015). [Subsidies promote use of drought tolerant maize varieties despite variable yield performance under smallholder environments in Malawi.](#) *Food Security*: 1-14.

Tilahun, M., Vranken, L., Muys, B., Deckers, J., Gebregziabher, K., Gebrehiwot, K., Bauer, H., Mathijs, E. (2015). [Rural Households' Demand for Frankincense Forest Conservation in Tigray, Ethiopia: A Contingent Valuation Analysis.](#) *Land Degradation & Development*, 26 (7): 642-653.

Tilahun, M., Maertens, M., Deckers, J., Muys, B., Mathijs, E. (2015). [Impact of membership in frankincense cooperative firms on rural income and poverty in Tigray, Northern Ethiopia.](#) *Forest Policy and Economics*.

Delacote, P. and Angelsen, A. (2015). [Reducing Deforestation and Forest Degradation: Leakage or Synergy?](#) *Land Economics*, 91 (3): 501-515.

Berge, E. and Mckean, M. (2015). [On the commons of developed industrialized countries.](#) *International Journal of the Commons*, 9 (2): 469-485

Berge, E. and Haugset, A. S.. (2015). [On enclosure Norwegian style](#). *International Journal of the Commons*, 9 (2): 533-551.

Debela, B. L., Shively, G. and Holden, S.T. (2015). [Does Ethiopia's Productive Safety Net Program improve child nutrition?](#). *Food Security*.

Handberg, Ø.N. and Angelsen, A. (2015). [Experimental tests of tropical forest conservation measures](#). *Journal of Economic Behavior & Organization*.

Bezu, S. and Holden, S.T. (2015). [Generosity and sharing among villagers: Do women give more?](#). *Journal of Behavioral and Experimental Economics*, 57: 103-111.

Ghebru, H. and Holden, S.T. (2015). [Technical Efficiency and Productivity Differential Effects of Land Right Certification: A Quasi-Experimental Evidence](#). *Quarterly Journal of International Agriculture*, 54 (1): 1-31.

Marin, A. and Bjørklund, I. (2015). [A tragedy of errors? Institutional dynamics and land tenure in Finnmark, Norway](#). *International Journal of the Commons*, 9 (1).

## CLTS Papers statistics 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.

Table 1. Download statistics from RePec in 2015

Month	Abstract views	Downloads
January	131	196
February	70	57
March	68	16
April	48	9
May	37	20
June	55	66
July	43	22
August	44	12
September	83	17
October	70	14
November	42	7
December	53	5

\*Downloads are the files downloaded from RePec.  
Source: RePec

RePEc statistics for 2015 shows that there were in total 441 file downloads and 744 abstract views of the CLTS working papers at RePec, and in the same period there were 390 downloads from the CLTS website and 886 abstract views of the CLTS working papers at S-WoPEc.

Table 2. Download statistics from S-WoPEc in 2015

Month	Abstract views	Redirected files *
January	72	59
February	66	92
March	25	100
April	49	10
May	64	46
June	83	63
July	147	11
August	92	0
September	43	2

Month	Abstract views	Redirected files *
October	49	3
November	138	3
December	58	1

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

Source: S-WoPEC

Table 2 shows that a larger number of working papers have been downloaded from the CLTS website in comparison to the number of downloaded files in RePec. Table 1 and 2 shows that large number of abstracts have been viewed both in RePec and in S-WoPEC.

## Conference participation

**May 29 – 31:** Sosina Bezu presented the paper "Street based self-employment: A poverty trap or a stepping stone for migrant youth in Africa?" at the [49th Annual Conference of the Canadian Economic Association](#), Toronto, Canada.

**June 15 – 18:** Stein Holden presented the paper "Maize Productivity and Input Subsidies in Malawi: A State-Contingent Stochastic Production Frontier Approach" written together with Christopher J. O'Donnell at the 14th European Conference on Efficiency and Productivity Analysis, Helsinki, Finland.

**June 24 – 27:** Stein Holden presented the paper "Tools, Fertilizer or Cash? Exchange Asymmetries in Productive Assets" written together with Sosina Bezu at the [21st Annual Conference of the European Association of Environmental and Resource Economists \(EAERE\)](#), Helsinki, Finland.

**August 8 – 14:** Stein Holden presented the paper "The Roles of Land Tenure Reforms and Land Markets in the Context of Population Growth and Land Use Intensification in Africa" written together with Kei Otsuka at the [29th International Conference of Agricultural Economists](#), Milan, Italia.

**August 8 – 14:** Stein Holden presented the paper "Technical Efficiency and Productivity Differential Effects of Land Right Certification Programs: Quasi-experimental evidence from Tigray, Ethiopia" written together with Hosaena Ghebru at the [29th International Conference of Agricultural Economists](#), Milan, Italia.

**August 8 – 14:** Stein Holden presented the paper "Land Valuation and Perceptions of Land Sales Prohibition in Ethiopia" written together with Sosina Bezu at the [29th International Conference of Agricultural Economists](#), Milan, Italia.

**August 8 – 14:** Stein Holden presented the paper "Model choice and model components for smallholder agriculture in risky environments" written together with Thilak Mallawaarachchi at the [29th International Conference of Agricultural Economists](#), Milan, Italia.

**August 8 – 14:** Stein Holden presented the paper "Risk-sharing strategies through land contracts in developing countries" at the [29th International Conference of Agricultural Economists](#), Milan, Italia.

**September 9 - 10:** Stein Holden held presentation with the title "[Policies for Improved Food Security: Lessons from Farm Household Studies](#)" at the European Commission Workshop in Seville, Spain.

**October 11 – 14:** Stein Holden held presentation with the title "[Climate risk and state-contingent technology adoption: The role of risk preferences and probability weighting](#)" at 2nd International Conference on Global Food Security Cornell University, Ithaca, New York, USA.

## Contributor to ELD Report 2015 on "The Value of Land"



Photo: [www.desktopwallpapers4.me](http://www.desktopwallpapers4.me)

Mesfin Tilahun Gelaye, post doc researcher at the School of Economics and Business, and his co-authors contributed a case study to the Economics of Land Degradation (ELD) Report 2015 on "The Value of Land".

Land degradation is an increasing issue globally, exacerbated by climate change and affecting food security, threatening water resources and ultimately acting as a driver to migration.

The ELD study, undertaken over the past 4 years, quantifies the costs of land degradation and sets out a universal approach for quantifying the economic benefits of sustainable land management. It aims to enable decision makers to better understand the overall costs and benefits when implementing policies and actions dealing with land.

The ELD Report on "The Value of Land" is [available here](#). More information about ELD can be [obtained here](#).



## Lead author of the ELD Report 2015 on “The Economics of Land Degradation in Africa”



Photo: adamkoniuszewski.com

Mesfin Tilahun Gelaye, post doc researcher at the School of Economics and Business, is a lead co-author of the [Economics of Land Degradation \(ELD\) Initiative](#) Report 2015 on "The Economics of Land Degradation in Africa".

Land degradation and desertification (LDD) is one of the world’s greatest environmental challenges. It is estimated that desertification affects about 33 per cent of the global land surface and that over the past 40 years, erosion has removed nearly one-third of the world’s arable land from production.

Africa is particularly vulnerable to land degradation and desertification and is the most severely affected. Desertification affects around 45 per cent of Africa’s land area, with 55 per cent of this area at high or very high risk of further degradation.

The report reviews the regional level data on the economic costs of soil erosion related to land degradation.

It also analyzes the limitations and challenges of using such data and the discrepancies emerging from various methodologies. It also delves into the methodological approach utilized for regional level estimates and the cost benefit analysis of taking action against soil- erosion-induced nutrient losses on arable lands used for cereal production, which is one aspect of land degradation.

The ELD Report on "The Economics of Land Degradation in Africa" [can be obtained here](#).

## 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 was 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. There were 27 students who took the course in 2015.

## Website

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

## Accounts for 2015

Budget and accounts 2015	Budget 2015 <sup>1</sup>	Accounts 2015
Available funding	176569	176569
Noragric admin expenses (10%)	10200	4437
Web-page and IT purchases (40753 from 2014 included)	82000	40753
Seminars	30000	3621
<b>Sum</b>	<b>112200</b>	<b>48811</b>
Remainder (transfer to 2016)	54369	127758

## Budget for 2016

	Budget 2016
Available funding	127758
NORAGRIC admin expenses (10%)	7800
Web-page and IT purchases (6447 from 2015 included <sup>2</sup> )	40000
Seminars	30000
Publishing support of book by H.Sevatdal	5000
<b>Sum</b>	<b>82800</b>
Remainder (transfer to 2017)	44958

<sup>1</sup> Corrected according to Minutes from the board meeting in 2015

<sup>2</sup> The invoice of NOK 6447 for Kateryna Krutskykh's services in 2015.

