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Annotated Bibliography for Rapid Review on Property Rights

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1 Overview

1.1 Outline

The outline of the Rapid Review on Property Rights paper is as follows:

At the macro level, the protection of property rights is expected provide an expectation to investors that they will be able to appropriate returns. This reduction in investors risk creates incentives to invest. Economic growth is driven by the incentives of firms to invest.

At the micro level, more secure property rights, and especially rights to land, are expected to play an important role to improve households' welfare. Rights to land can provide means to sustain livelihoods and food security through the production and sale of crops. Under certain conditions, rights to land may also provide a buffer for households to smooth consumption, for example through sale or mortgaging of assets.

1.2 Scope

Property rights represent the right of control over an asset and the returns it may generate. This control can take various forms and is underpinned by laws, regulations and policies – institutions – that define, negotiate, monitor and enforce property rights.

For the purpose of understanding the channels through which property rights affect growth and household welfare in developing countries, this paper will use a broad definition of property rights: the set of institutions which determine the extent to and the conditions under which individuals, households and communities can make productive use of their assets and appropriate the returns.

There are many important facets to property rights, often context specific. Different sets of institutions can enhance or undermine the protection of property rights in a given context. These include laws, policies and norms which determine:

- The ability of individual to see their claims to assets recognised
- The limits to the state ability to expropriate assets
- The ability of individuals to transact in assets and enforce the contracts
- The ability of individuals to use their assets productively – these include regulations on licensing/permits and the extent to which assets can be pledged and mortgaged

Better protection of property rights can affect several development outcomes, including around a better management of natural resources. For the purpose of this rapid review, however, we are concerned with two principal outcomes: a) reduction in investors risk and increase in incentives to invest, b) improvements in household welfare.

Outline of the key Sections of the rapid review

- Overview - General correlations between property rights and growth/development.
- Unpacking the transmission channels:

- 1) Reducing the risk of expropriation - the risk of failing to realise the fruit of one's investment, which hampers investments decisions
- 2) Reducing the transaction costs arising from protecting assets – which imply that more resources, especially labour, may need to be diverted from productive uses affecting both the productivity of the assets to be protected but also the productivity of other individual/household's assets.
- 3) Increasing the opportunities to realise gains from trade – and therefore increase the extent to which assets are utilised to their full potential. Control over assets, as well as the public recognition of claims over an asset gives individuals the ability to enter into contractual relations – for example to sell or lease assets. This is expected to have two effects: it helps realise the value of the asset and shift resources from less productive to more productive uses.
- 4) Providing opportunities to use assets to generate wealth. Different countries' regulatory environments help define different opportunities, including for example, through obtaining licenses and permits or through accessing credit.

1.3 Methodology

The literature search was completed both in academic journals and aggregator databases, specifically Google Scholar and Scopus, and the DFID database R4D.

This annotated bibliography includes the following for each of the references sourced:

- Vancouver-style reference, abstract (from the article itself)
- Link to article
- Keywords identified by the author
- Categorisation of the report according to the dimensions provided by DFID (e.g. primary and empirical, secondary, theoretical and conceptual).

Type of research

This note recommends the categorisation of research studies by overarching type as follows:

- a. Primary, empirical research studies observe a phenomenon at first hand, presenting, collecting and analysing 'raw' data.
- b. Secondary research studies review other studies, summarising and interrogating their data and findings.
- c. Theoretical or conceptual studies, like secondary research studies, draw on previous research, but they do so primarily to construct new theories rather than fresh empirical 'evidence'.

Research Design

Clarity on design is essential for understanding the approach taken and wider applicability of the research findings.

Primary and Empirical research studies tend to employ one of the following research designs:

- a. Experimental research designs administer a 'treatment' or 'intervention' to a 'treatment group', but not to a 'control group.' This enables the construction of a 'counter-factual'

argument (i.e. what would have happened in the absence of an intervention). Crucially, experimental research designs allocate participants (people, animals, villages etc.) to ‘treatment’ or ‘intervention’ groups at random. This increases the chances that any effect observed is a direct result of the treatment administered. Such designs are useful for demonstrating causal linkages (e.g. “a causes b”).

- b. Quasi-Experimental research designs administer a ‘treatment’ or ‘intervention’ to a ‘treatment group’ but not to a control group. Unlike experimental research designs, they do not allocate subjects to these groups at random.
- c. Non-experimental research designs encompass a huge range of empirical research methods which do not involve the designation of ‘treatment’ or ‘control’ groups, or the administration of particular ‘treatments’. Such designs may be particularly useful for describing patterns and behaviours, without necessarily attempting to find causal linkages.

Secondary research studies tend to employ one of the following research designs:

- a. Systematic Review designs adopt systematic methods to searching for literature on a given topic. They screen it for relevance, appraise it for quality, and synthesise the findings using formal quantitative or qualitative methods. Systematic Reviews are always clearly labelled as such.
- b. Non-Systematic Review designs summarise or synthesise literature on a given topic without necessarily employing the quality controls adopted as part of Systematic Review designs.

Theoretical or conceptual research studies may adopt structured designs and methods, but do not generate empirical evidence.

The use of the following descriptors to describe single research studies is recommended:

Research Type	Research Design
Primary & Empirical (P&E)	Non-Experimental (NEX)
	Quasi-Experimental (QEX)
	Experimental (EXP)
Secondary (S)	Systematic Review (SR)
	Non-Systematic Review (NSR)
Theoretical or Conceptual (TC)	N/A

The following Draft Search String was suggested, along with instructions to test and adapt as needed.

- **{Property rights}** NOT “patent*”
 - AND “invest*” OR “growth” OR “prosperity” OR “expropriat*” OR “productivity”
 - AND {market transactions} OR “sales” OR “leas*” OR “allocat*”
 - AND “credit” OR “mortgage” OR “pledge” OR “collateral”
 - AND {household welfare} OR “poverty reduction” OR {food production} OR {food security} OR nutrition
 - AND “evidence” OR “stud*” or “data” or “impact” OR “evaluation” OR “effect*” OR
 - “asses*” OR “research” OR “analysis”

This search string should be repeated for {control over assets} instead of {property rights}.

- “Land rights”
 - AND {household welfare} OR “poverty reduction” OR {food production} OR {food security} OR nutrition
 - AND “invest*” OR “growth” OR “prosperity” OR “expropriation” OR “productivity”
 - AND “credit” OR “mortgage” OR “pledge” OR “collateral”
 - AND “evidence” OR “stud*” or “data” or “impact” OR “evaluation” OR “effect*” OR “asses*” OR “research” OR “analysis”

The following search criteria was recommended to use in the literature search, as appropriate with the focus on developing countries.

- e.g. (developing) SAME (countr* OR region* OR state* OR area*) OR (transition* SAME countr*) OR (Poor*) SAME (countr* OR region* OR state* OR area*)

The other inclusion criteria included:

Date: after 2000
 Languages: English
 Population: developing countries
 Region: no regional limitations.

The literature search began with the entire search strings, but very few results were found. The search criteria was adjusted such that rather than relying only on the long search strings, search strings of two, three or four terms only were used to ensure relevant, but robust number of, results. For example, in the Scopus refined search for “property rights” and “market transaction” – so only two of the above search terms employed – there were only two results. 14 different combinations of search terms were used when conducting the literature search on Google Scholar and Scopus. Given the developing country focus, papers that focused specifically on the role of property rights in *developed* countries have been excluded from the search results included below. Note: due to the limited number of relevant responses in the R4D database, non-peer reviewed research was included (and has been designated as such) at the end of Part II.

Annex 1: Annotated Bibliography for Rapid Review of Property Rights Summary Table (Alphabetical Order)

Scopus and Google Scholar Results	
1	Abdulai, A., Owusu, V., and Goetz, R. Land tenure differences and investment in land improvement measures: Theoretical and empirical analyses. <i>Journal of Development Economics</i> . 2011 September: 96(1): 66-78.
2	Barrett, Christopher B., David R. Lee and John G. McPeak. Institutional Arrangements for Rural Poverty Reduction and Resource Conservation. <i>World Development</i> . 2005 February: 33(2): 193-197.
3	Besley, Timothy and Robin Burgess. Land Reform, Poverty Reduction, and Growth: Evidence from India. <i>Quarterly Journal of Economics</i> . 2000: 115 (2): 389-430.
4	Bose, N., Murshid, A.P., Wurm, M.A. The Growth Effects of Property Rights: The Role of Finance. <i>World Development</i> . 2012 September: 40(9): 1784-1797.
5	Brandt, L., Huang, J., Li, G., Rozelle, S. Land rights in rural China: Facts, fictions and issues. <i>China Journal</i> .
6	Brasselle, Anne-Sophie, Frédéric Gaspart, and Jean-Philippe Platteau. Land tenure security and investment incentives: puzzling evidence from Burkina Faso. <i>Journal of Development Economics</i> . 2002 April: 67(2): 373-418.
7	Carter, M.R. Designing land and property rights reform for poverty alleviation and food security. <i>Land Reform, Land Settlement and Cooperatives</i> . 2003 (2): 44-57.
8	Carter, Michael R. and Pedro Olinto. Getting Institutions "Right" for Whom? Credit Constraints and the Impact of Property Rights on the Quantity and Composition of Investment. <i>Am. J. Agr. Econ</i> . 2003: 85(1): 173-186.
9	Chimhowu, A., Woodhouse, P. Communal tenure and rural poverty: Land transactions in Svosve communal area, Zimbabwe. <i>Development and Change</i> . 2008 March: 39(2): 285-308.
10	Chong, A. and C. Calderón. Causality and Feedback Between Institutional Measures and Economic Growth. <i>Economics & Politics</i> . 2000 March: 12(1): 69-81.
11	Chong-En Bai, Jiangyong Lu and Zhigang Tao. Property rights protection and access to bank loans: Evidence from private enterprises in China. <i>Economics of Transition</i> . 2006 October: 14(4): 611-628.
12	Claessens Stijn and Luc Laeven. "Financial Development, Property Rights, and Growth." <i>Journal of Finance</i> . 2003 December: 58(6): 2401-2436.
13	Cousins, Ben and Espen Sjaastada. Formalisation of land rights in the South: An overview. <i>Land Use Policy</i> . 2009 January: 26(1): 1-9.
14	Cousins, Ben. Capitalism obscured: the limits of law and rights-based approaches to poverty reduction and development. <i>Journal of Peasant Studies</i> . 2009: 36(4): 893-908.
15	Davis, L.S. Institutional flexibility and economic growth. <i>Journal of Comparative Economics</i> . 2010 September: 38(3): 306-320.
16	De Haan Jakob, Susanna Lundström and Jan-Egbert Sturm. Market-oriented institutions and policies and economic growth: A critical survey. <i>Journal of Economic Surveys</i> . 2006 April: 20(2): 157-191.

17	de Quadros, M.C. Current land policy issues in Mozambique. <i>Land Reform, Land Settlement and Cooperatives</i> . 2003: (3): 175-200.
18	Deininger, K., Feder, G., de Anda, G.G., Munro-Faure, P. Land policy to facilitate growth and poverty reduction. <i>Land Reform, Land Settlement and Cooperatives</i> . 2003: (3): 5-18.
19	Deininger, K., Chamorro, J.S. Investment and equity effects of land regularisation: The case of Nicaragua. <i>Agricultural Economics</i> . 2004 March: 30(2): 101-116.
20	Deininger, Klaus and Songqing Jin. The Impact of Property Rights on Households' Investment, Risk Coping, and Policy Preferences: Evidence from China. <i>Economic Development and Cultural Change</i> . 2003 July: 51(4): 851-882.
21	Deininger, Klaus, Daniel Ayalew Ali, and Takashi Yamano. Legal Knowledge and Economic Development: The Case of Land Rights in Uganda. <i>Land Economics</i> . 2008 November: (84)4: 593-619.
22	Do, Quy Toan and Iyer, Lakshmi. Land Rights and Economic Development: Evidence from Vietnam. <i>World Bank Policy Research Working Paper</i> . 2003 May: 3120.
23	Field, Erica. Entitled to Work: Urban Property Rights and Labor Supply in Peru. <i>Quarterly Journal of Economics</i> . 2007: 122 (4): 1561-1602.
24	Fortin, E. Reforming land rights: The World Bank and the globalization of agriculture. <i>Social and Legal Studies</i> . 2005 June: 14(2): 147-177.
25	Glass, Amy Jocelyn and Kamal Saggi. Intellectual property rights and foreign direct investment. <i>Journal of International Economics</i> . 2002 March: 56(2): 387-410.
26	Goldstein, M., Udry, C. The profits of power: Land rights and agricultural investment in Ghana. <i>Journal of Political Economy</i> . 2008 December: 116(6): 981-1022.
27	Groh, A. P., Liechtenstein, H. International allocation determinants for institutional investments in venture capital and private equity limited partnerships. <i>International Journal of Banking, Accounting and Finance</i> . 2011 July: 3(2-3): 176-206.
28	Guardian, E.A. Impact of access to land on food security and poverty: The case of Philippine agrarian reform. <i>Land Reform, Land Settlement and Cooperatives</i> . 2003: 2: 70-83.
29	Heltberg, Rasmus. Property Rights and Natural Resource Management in Developing Countries. <i>Journal of Economic Surveys</i> . 2002 April: 16(2): 189-214.
30	Henisz, W.J. The Institutional Environment for Economic Growth. <i>Economics & Politics</i> . 2000 March: 12(1): 1-31.
31	Keefer Philip and Stephen Knack. Polarization, Politics and Property Rights: Links Between Inequality and Growth. <i>Public Choice</i> . 2002: 111(1-2): 127-154.
32	Kerekes, Carrie and Claudia Williamson. Unveiling de Soto's mystery: property rights, capital formation, and development. <i>Journal of Institutional Economics</i> . 2008 December: 4(3): 299-325.
33	Keyzer, M., Sonneveld, B., van Veen, W. Valuation of natural resources: <i>Efficiency and equity</i> . <i>Development in Practice</i> . 2009: 19(2): 233-239.
34	Khan, M.H. Power, property rights and the issue of land reform: A general case illustrated with reference to Bangladesh. <i>Journal of Agrarian Change</i> . 2004 January: 4(1-2): 73-106.
35	La Porta, Rafael, Florencio Lopez-de-Silanes, Andrei Shleifer, and Robert Vishny. Investor protection and corporate governance. <i>Journal of Financial Economics</i> . 2000: 58(1-2): 3-27.
36	Levine, Ross, Norman Loayza, Thorsten Beck. Financial intermediation and growth: Causality and causes. <i>Journal of Monetary Economics</i> . 2000 August: 46(1): 31-77.
37	Mahoney, Paul G. The Common Law and Economic Growth: Hayek Might Be Right. <i>The Journal of Legal Studies</i> . 2001 June: 30(2): 503-525.

38	Payne, Geoffrey. Urban land tenure policy options: titles or rights? <i>Habitat International</i> . 2001 September: 25(3): 415-429.
39	Prosternan, R. Land tenure, food security and rural development in China. <i>Development</i> . 2001: 44(4): 79-84.
40	Rao, N. Land rights, gender equality and household food security: Exploring the conceptual links in the case of India. <i>Food Policy</i> . 2006 April: 31(2): 180-193.
41	Rodrik, Dani. Chapter 14 Growth Strategies. <i>Handbook of Economic Growth</i> . 2005: 1(A): 967-1014.
42	Schneider, Patricia Higino. International trade, economic growth and intellectual property rights: A panel data study of developed and developing countries. <i>Journal of Development Economics</i> . 2005 December: 78(2): 529-547.
43	Teklu, T. Rural land, emerging rental land markets and public policy in Ethiopia. <i>African Development Review</i> . 2004 April: 16(1): 169-202.
44	Toulmin, Camilla. Securing land and property rights in sub-Saharan Africa: The role of local institutions. <i>Land Use Policy</i> . 2009 January: 26(1): 10-19.
45	Yngstrom, Ingrid. Women, Wives and Land Rights in Africa: Situating Gender Beyond the Household in the Debate Over Land Policy and Changing Tenure Systems. <i>Oxford Development Studies</i> . 2002: 30(1): 21-40.
R4D Results	
46	Adhikari, A. Literature review on the economics of common property resources. <i>York: Environment Department, York University, UK</i> . 2001, 18 pp.
47	He, S.; Liu, Y.; Webster, C.; Wu, F. Property rights redistribution, entitlement failure and the impoverishment of landless farmers in China. <i>Urban Studies</i> . 2009: 46 (9) 1925-1949.
48	Khan, Mushtaq H. Governance Capabilities and the Property Rights Transition in Developing Countries. 2009, 105 pp.
49	Leftwich, A.; Sen, K. Research in Progress April 2006 - March 2007: Research Programme Consortium on Improving Institutions for Pro-Poor Growth (IPPG). IPPG Programme, DFID, London, UK, 15 pp.
50	Moore, M.; Schmitz, H. Idealism, Realism and the Investment Climate in Developing Countries. IDS Working Paper No. 307. 2008.
51	Upton, M. The Role of Livestock in Economic Development and Poverty Reduction. 2004. PPLPI, FAO, Rome, Italy, vii+57pp.

Annex 2: Annotated Bibliography for Rapid Review of Property Rights: Results in order of Database and Search Terms used

This literature search annex is organised into two parts. Part I includes all the 45 results from the literature search conducted on Google Scholar and Scopus. Part II includes the 6 results from R4D.

Part I Databases researched: Google Scholar (<http://scholar.google.com/>) and Scopus (<http://www.scopus.com>)

Limits:

- Articles or Review
- Custom Date Range (2000 – 2012 in Google Scholar) and (2000 to Present in Scopus)
- Scopus Subject Areas: Social Sciences & Humanities
- Developing country focus or relevance was necessary for inclusion in the literature search results

The above limits were set for all searches using both search engines. 14 different combinations of search terms (identified in below document) were used when conducting the literature search on Google Scholar and Scopus. The results relevant to the conceptual framework are listed below, per each search term.

1. Search terms: {Property Rights} AND {Transaction} AND {Poverty Reduction}

- ❖ Keyzer, M., Sonneveld, B., van Veen, W. Valuation of natural resources: *Efficiency and equity. Development in Practice*. 2009: 19(2): 233-239.

Adequate pricing of environmental goods is essential for the sustainable management of natural resources. It is not easy, however, to place a value on natural resources, because the excludability problem makes it difficult to protect natural resources from unpaid use and to exercise property rights over them. This article discusses the achievements and limitations of current natural-resource policies from the perspectives of efficiency and equity. It argues that a trust fund operating via market-based transactions is a promising approach to help to achieve simultaneously the goals of efficiency, sustainability, and poverty reduction, provided that property rights to the environmental resources are distributed fairly within current generations, as well as between present and future generations.

Keywords: Environment; Methods; Rights

http://www.scopus.com/record/display.url?eid=2-s2.0-61349083659&origin=resultlist&sort=plf-f&src=s&st1=%22property+rights%22&searchTerms=%3f%21%22*%24&sid=Ncm7tcu5o8uw3ZeHLNiqAVp%3a220&sot=b&sdt=b&sl=209&s=TITLE-ABS-KEY%28%22property+rights%22%29+AND+TITLE-ABS-KEY%28transactions%29+AND+TITLE-ABS-KEY%28poverty+reduction%29+AND+DOCTYPE%28ar+OR+re%29+AND+SUBJAREA%28

[MULT+OR+ARTS+OR+BUSI+OR+DECI+OR+ECON+OR+PSYC+OR+SOCI%29+AND+PUBYE
AR+%3E+1999&relpos=0&relpos=0&searchTerm=TITLE-ABS-
KEY\(\%22property%20rights\%22\)%20AND%20TITLE-ABS-
KEY\(transactions\)%20AND%20TITLE-ABS-
KEY\(poverty%20reduction\)%20AND%20DOCTYPE\(ar%20OR%20re\)%20AND%20SUBJARE
A\(MULT%20OR%20ARTS%20OR%20BUSI%20OR%20DECI%20OR%20ECON%20OR%20P
SYC%20OR%20SOCI\)%20AND%20PUBYEAR%20%3E%201999](#)

Methods:

- Theoretical or Conceptual (TC)

**2. Search terms: {Property Rights} AND
{Economic Growth}**

- ❖ Schneider, Patricia Higinio. International trade, economic growth and intellectual property rights: A panel data study of developed and developing countries. *Journal of Development Economics*. 2005 December: 78(2): 529-547.

This paper examines the role of high-technology trade, IPRs and FDI in determining a country's rate of innovation and economic growth. The empirical analysis is conducted using a unique panel data set of 47 developed and developing countries from 1970 to 1990. The results suggest that: (1) high-technology imports are relevant in explaining domestic innovation both in developed and developing countries; (2) foreign technology has a stronger impact on per capita GDP growth than domestic technology; (3) IPRs affect the innovation rate, but this impact is more significant for developed countries; (4) the results regarding FDI are inconclusive.

Keywords: Trade and technological diffusion; Innovation; Intellectual property rights
<http://dx.doi.org/10.1016/j.jdeveco.2004.09.001>

[Elsevier]

Methods:

- Primary & Empirical
- Non-experimental

- ❖ Claessens Stijn and Luc Laeven. "Financial Development, Property Rights, and Growth." *Journal of Finance*. 2003 December: 58(6): 2401-2436.

In countries with more secure property rights, firms might allocate resources better and consequentially grow faster as the returns on different types of assets are more protected against competitors' actions. Using data on sectoral value added for a large number of countries, we find evidence consistent with better property rights leading to higher growth through improved asset allocation. Quantitatively, the growth effect is as large as that of improved access to financing due to greater financial development. Our results are robust using various samples and specifications, including controlling for growth opportunities.

[Copyright 2003 by the American Finance Association]

<http://ideas.repec.org/a/bla/jfinan/v58y2003i6p2401-2436.html>

Methods:

- Primary & Empirical
- Non-experimental

- ❖ Bose, N., Murshid, A.P., Wurm, M.A. The Growth Effects of Property Rights: The Role of Finance. *World Development*. 2012 September: 40(9): 1784-1797.

Using a variety of statistical approaches, we show that the relationship between property rights and growth is nonlinear; stronger enforcement of property rights raises growth up to a point before growth begins to decline. We provide a simple theoretical rationale for this conclusion using a model with informational asymmetries in the financial sector. Stronger property rights have two opposing effects. On the one hand it increases capital formation and growth. On the other hand it encourages bad borrowing practices. Thus there exists an optimal level of property rights which maximizes growth. However, as financial markets mature, the negative effects associated with stronger property rights become weaker.

Keywords: Financial development; Growth; Institutions; Property rights; Thresholds
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[http://www.scopus.com/record/display.url?eid=2-s2.0-84863227647&origin=resultslist&sort=plf-f&src=s&st1=property+rights&st2=economic+growth&sid=Ncm7tcu5o8uw3ZeHLNiqAVp%3a60&sot=b&sdt=b&sl=175&s=%28TITLE-ABS-KEY%28property+rights%29+AND+TITLE-ABS-KEY%28economic+growth%29%29+AND+DOCTYPE%28ar+OR+re%29+AND+SUBJAREA%28MULT+OR+ARTS+OR+BUSI+OR+DECI+OR+ECON+OR+PSYC+OR+SOCI%29+AND+PUBYEAR+%3E+1999&relpos=11&relpos=11&searchTerm=\(TITLE-ABS-KEY\(property%20rights\)%20AND%20TITLE-ABS-KEY\(economic%20growth\)\)%20AND%20DOCTYPE\(ar%20OR%20re\)%20AND%20SUBJAREA\(MULT%20OR%20ARTS%20OR%20BUSI%20OR%20DECI%20OR%20ECON%20OR%20PSYC%20OR%20SOCI\)%20AND%20PUBYEAR%20%3E%201999](http://www.scopus.com/record/display.url?eid=2-s2.0-84863227647&origin=resultslist&sort=plf-f&src=s&st1=property+rights&st2=economic+growth&sid=Ncm7tcu5o8uw3ZeHLNiqAVp%3a60&sot=b&sdt=b&sl=175&s=%28TITLE-ABS-KEY%28property+rights%29+AND+TITLE-ABS-KEY%28economic+growth%29%29+AND+DOCTYPE%28ar+OR+re%29+AND+SUBJAREA%28MULT+OR+ARTS+OR+BUSI+OR+DECI+OR+ECON+OR+PSYC+OR+SOCI%29+AND+PUBYEAR+%3E+1999&relpos=11&relpos=11&searchTerm=(TITLE-ABS-KEY(property%20rights)%20AND%20TITLE-ABS-KEY(economic%20growth))%20AND%20DOCTYPE(ar%20OR%20re)%20AND%20SUBJAREA(MULT%20OR%20ARTS%20OR%20BUSI%20OR%20DECI%20OR%20ECON%20OR%20PSYC%20OR%20SOCI)%20AND%20PUBYEAR%20%3E%201999)

Methods:

- Secondary
- Non-systematic Review

- ❖ Mahoney, Paul G. The Common Law and Economic Growth: Hayek Might Be Right. *The Journal of Legal Studies*. 2001 June: 30(2): 503-525.

Recent finance scholarship finds that countries with legal systems based on the common law have more developed financial markets than civil-law countries. The present paper argues that finance is not the sole, or principal, channel through which legal origin affects growth. Instead, following Hayek, I focus on the common law's association with limited government. I present evidence that common-law countries experienced faster economic growth than civil-law countries during the period 1960–92 and then present instrumental variables results that suggest that the common law produces faster growth through greater security of property and contract rights.

[The Journal of Legal Studies © 2001 The University of Chicago]

<http://www.jstor.org/stable/10.1086/322053>

Methods:

- Secondary
- Non-systematic Review

- ❖ Glass, Amy Jocelyn and Kamal Saggi. Intellectual property rights and foreign direct investment. *Journal of International Economics*. 2002 March: 56(2): 387-410.

This paper develops a product cycle model with endogenous innovation, imitation, and foreign direct investment (FDI). We use this model to determine how stronger intellectual property rights (IPR) protection in the South affects innovation, imitation and FDI. We find that stronger IPR protection keeps multinationals safer from imitation, but no more so than Northern firms. Instead, the increased difficulty of imitation generates resource wasting and imitation disincentive effects that reduce both FDI and innovation. The greater resources absorbed in imitation crowd out FDI. Reduced FDI then transmits resource scarcity in the South back to the North and consequently contracts innovation.

Keywords: Innovation; Imitation; Intellectual property rights; Foreign direct investment; Product cycles

[http://dx.doi.org/10.1016/S0022-1996\(01\)00117-9](http://dx.doi.org/10.1016/S0022-1996(01)00117-9)

Methods:

- Primary & Empirical
- Non-experimental

**3. Search terms: {Property Rights} AND
 {Transaction} AND
 {Growth}**

- ❖ Henisz, W.J. The Institutional Environment for Economic Growth. *Economics & Politics*. 2000 March: 12(1): 1-31.

This article forges an explicit link between an objective measure of political constraints and variation in cross-national growth rates. It derives a new measure of political constraints from a simple spatial model of political interaction that incorporates information on the number of independent branches of government with veto power and the distribution of preferences across and within those branches. The derived variable is found to have a statistically and economically significant impact on growth rates using simple ordinary least squares, three-stage least squares and generalized method of moments estimation techniques.

[2000 Blackwell Publishers Ltd.]

<http://onlinelibrary.wiley.com/doi/10.1111/1468-0343.00066/abstract>

Methods:

- Primary & Empirical
- Non-experimental

- ❖ Heltberg, Rasmus. Property Rights and Natural Resource Management in Developing Countries. *Journal of Economic Surveys*. 2002 April: 16(2): 189-214.

This essay surveys the literature on property rights and natural resource management in developing countries. Focus is on policy relevant discussions concerning collective action, property regimes, local institutions for natural resource management, the evolution of individual property rights to land, land titling by government and poverty-environment linkages. The tendency to draw policy conclusions from simplistic analysis is criticised, and the need for more credible empirical research is highlighted.

Keywords: Property rights; Natural Resource Management; Collective Action; Institutional Economics; Common Property

<http://onlinelibrary.wiley.com/doi/10.1111/1467-6419.00164/abstract>

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Methods:

- Theoretical or Conceptual (TC)

- ❖ Khan, M.H. Power, property rights and the issue of land reform: A general case illustrated with reference to Bangladesh. *Journal of Agrarian Change*. 2004 January: 4(1-2): 73-106.

The argument for land reform is most persuasive when the proposed land reform promises not only to improve distribution but also to increase growth and efficiency. Such is the promise in the GKI advocacy of radical redistributive land reform. In this paper, first (a) the Griffin, Khan and Ickowitz (GKI) and (b) World Bank positions on land reform are compared, and their points of agreement and disagreement identified. Secondly, the political economy of Bangladesh is examined to evaluate the appropriateness of these two competing neoclassical approaches for understanding the constraints in the agrarian sector. Thirdly, it is argued that the anomalous evidence on land transactions and productivity in Bangladesh cannot be easily accommodated within purely economic models of markets in the way that the neoclassical approach attempts. Paradoxically, both the World Bank's focus on institutional reform and GKI's focus on radical land reform are derived from such attempts and both suffer from similar empirical and theoretical problems. There is a strong case for going back to Brenner-type political economy approaches for understanding the dynamism and constraints facing agrarian transitions. Such an approach puts the analysis of class and power at the centre stage of an analysis of structure and change in the agrarian economy, and focuses on the distribution of power that prevents primitive accumulation in some countries leading to a capitalist transformation.

Keywords: Bangladesh; Institutional reform; Intermediate classes; Neoclassical approaches to land reform; Primitive accumulation

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Methods:

- Theoretical or Conceptual (TC)

4. Search terms: {Property Rights} AND
 {Market Transactions} AND
 {Economic Growth} AND
 {Develop}

- ❖ Do, Quy Toan and Iyer, Lakshmi. Land Rights and Economic Development: Evidence from Vietnam. *World Bank Policy Research Working Paper*. 2003 May: 3120.

Do and Iyer examine the impact of land reform in Vietnam which gives households the power to exchange, transfer, lease, inherit, and mortgage their land-use rights. The authors expect this change to increase the incentives as well as the ability to undertake long-term investments on the part of households. Their difference-in-differences estimation strategy takes advantage of the variation across provinces in the issuance of land-use certificates needed to enforce these rights. The results indicate that the additional land rights led to significant increases in the share of total area devoted to multi-year crops, as well as some increase in irrigation investment. These effects are stronger in areas that felt the impact of the land reform earlier. This paper - a product of the Poverty Team, Development Research Group - is part of a larger effort in the group to investigate the impact of property rights.

<http://ssrn.com/abstract=445220>

[World Bank]

Methods:

- Primary & Empirical
- Non-experimental

- ❖ De Haan Jakob, Susanna Lundström and Jan-Egbert Sturm. Market-oriented institutions and policies and economic growth: A critical survey. *Journal of Economic Surveys*. 2006 April: 20(2): 157-191.

This paper surveys recent evidence suggesting that market-oriented institutions and policies are strongly related to economic growth, focusing on studies using the economic freedom (EF) indicator of the Fraser Institute. This index is critically discussed. Also various serious shortcomings of empirical studies using this index are identified. Nevertheless, there are strong indications that liberalization, i.e. an increase in the EF index, stimulates economic growth. This paper also reviews studies on the determinants of EF. Political liberalization is often found to enhance economic liberalization, whereas there is less evidence for causality running in the other direction.

Keywords: Economic freedom; Economic growth; Liberalization

<http://onlinelibrary.wiley.com/doi/10.1111/j.0950->

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Methods:

- Secondary
- Non-Systematic

- ❖ Rodrik, Dani. Chapter 14 Growth Strategies. *Handbook of Economic Growth*. 2005: 1(A): 967-1014.

This is an attempt to derive broad, strategic lessons from the diverse experience with economic growth in last fifty years. The paper revolves around two key arguments. One is that neoclassical economic analysis is a lot more flexible than its practitioners in the policy domain have generally given it credit. In particular, first-order economic principles – protection of property rights, market-based competition, appropriate incentives, sound money, and so on – do not map into unique policy packages. Reformers have substantial room for creatively packaging these principles into institutional designs that are sensitive to local opportunities and constraints. Successful countries are those that have used this room wisely. The second argument is that igniting economic growth and sustaining it are somewhat different enterprises. The former generally requires a limited range of (often unconventional) reforms that need not overly tax the institutional capacity of the economy. The latter challenge is in many ways harder, as it requires constructing over the longer term a sound institutional underpinning to endow the economy with resilience to shocks and maintain productive dynamism. Ignoring the distinction between these two tasks leaves reformers saddled with impossibly ambitious, undifferentiated, and impractical policy agendas.

Keywords: economic development; institutions; policy reform

[http://dx.doi.org/10.1016/S1574-0684\(05\)01014-2](http://dx.doi.org/10.1016/S1574-0684(05)01014-2)

[Elsevier]

Methods:

- Theoretical or Conceptual (TC)

- ❖ Chong, A. and C. Calderón. Causality and Feedback Between Institutional Measures and Economic Growth. *Economics & Politics*. 2000 March: 12(1): 69-81.

Recent cross-section studies have demonstrated a strong link between measures of corruption, bureaucratic quality, property rights, and other institutional variables, and economic growth. In this paper we build on previous research and present some empirical evidence on the direction of causality between institutional measures and growth. It appears that the poorer the country, and the longer the wait, the higher the influence of institutional quality on economic growth. However, we also show the existence of reverse causality. Indeed, it appears that economic growth also causes institutional quality.

<http://onlinelibrary.wiley.com/doi/10.1111/1468-0343.00069/abstract>

[2000 Blackwell Publishers Ltd.]

Methods:

- Secondary
- Non-Systematic

- ❖ Davis, L.S. Institutional flexibility and economic growth. *Journal of Comparative Economics*. 2010 September: 38(3): 306-320.

This paper develops a formal model to investigate the relationship between institutional quality - the current set of property rights - and institutional flexibility - the ability to develop new institutions - and relate these aspects of institutional structure to dynamic economic performance. The model is used to analyze two types of institutional reform. An

[© 2010 Elsevier B.V.]

Methods:

- Theoretical or Conceptual (TC)

- ❖ Groh, A. P., Liechtenstein, H. International allocation determinants for institutional investments in venture capital and private equity limited partnerships. *International Journal of Banking, Accounting and Finance*. 2011 July: 3(2-3): 176-206.

We examine the determinants of institutional investors when deciding about international capital allocation in venture capital and private equity limited partnerships through a questionnaire addressed to limited partners world-wide. The respondents provide information about their criteria for international asset allocation. The protection of property rights is the dominant concern, followed by the need to find local quality general partners, and the quality of management and skills of local entrepreneurs. Furthermore, the expected deal flow plays an important role in the allocation process, while investors fear bribery and corruption. Public funding and subsidies are not important for the international allocation process. Hence, private money does not follow public money. Additionally, IPO activity and the size of local public equity markets are not as relevant as proposed by other researchers. Our results can support policymakers to increase the attractiveness of their countries for institutional investors to receive more risk capital for innovation, entrepreneurship, employment and growth.

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Methods:

- Primary & Empirical
- Non-experimental

7. Search terms: {Property Rights} AND {Risk of Expropriation}

- ❖ Chong-En Bai, Jiangyong Lu and Zhigang Tao. Property rights protection and access to bank loans: Evidence from private enterprises in China. *Economics of Transition*. 2006 October: 14(4): 611-628.

Poor protection of private property has limited the access to bank loans by private enterprises in developing and transition economies. Under those circumstances, private entrepreneurs have resorted to various ways of enhancing the de facto protection of private property. Using a dataset of 3,073 private enterprises in China, this paper empirically investigates the impact of political participation and philanthropic activities – informal substitutes for the lack of formal protection of private property – on the access to bank loans.

Keywords: Access to bank loans; private enterprises; property rights protection; political participation; philanthropic activities.

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Methods:

- Primary & Empirical
- Non-experimental

traditional cross-section, instrumental variable procedures and recent dynamic panel techniques, we find that the exogenous components of financial intermediary development is positively associated with economic growth. Also, the data show that cross-country differences in legal and accounting systems help account for differences in financial development. Together, these findings suggest that legal and accounting reforms that strengthen creditor rights, contract enforcement, and accounting practices can boost financial development and accelerate economic growth.

Keywords: Financial development; Economic growth; Legal system

[http://dx.doi.org/10.1016/S0304-3932\(00\)00017-9](http://dx.doi.org/10.1016/S0304-3932(00)00017-9)

{Elsevier}

Methods:

- Primary & Empirical
- Non-experimental

- ❖ Kerekes, Carrie and Claudia Williamson. Unveiling de Soto's mystery: property rights, capital formation, and development. *Journal of Institutional Economics*. 2008 December: 4(3): 299-325.

Hernando de Soto attributes the poor economic performance of developing countries to insecure property rights. When property rights are not well-defined individuals do not have the incentives to invest in capital, and assets cannot be used as collateral, hindering capital formation and economic growth. This paper tests de Soto's hypothesis empirically by examining how the security of property rights impacts wealth, collateral, and capital formation across nations. Using several different measures and model specifications, we find support for de Soto's conjecture. Our results suggest that better defined property rights would result in substantial improvements in capital formation and economic growth in developing countries.

<http://dx.doi.org/10.1017/S1744137408001100>

Methods:

- Secondary
- Non-Systematic

- ❖ Carter, Michael R. and Pedro Olinto. Getting Institutions “Right” for Whom? Credit Constraints and the Impact of Property Rights on the Quantity and Composition of Investment. *Am. J. Agr. Econ.* 2003: 85(1): 173-186.

Property rights reform is typically hypothesized to boost investment through investment demand and credit supply effects. Yet when the credit supply effect is muted, property rights reform would be expected to induce liquidity-constrained farms to reduce investment in movable capital even as they increase investment in attached capital. This expectation is corroborated by econometric analysis of panel data from Paraguay. While all farmers experience a positive investment demand effect, liquidity-constrained producers correspondingly reduce their demand for movable capital. Given an estimated pattern of wealth-biased liquidity constraints, property rights reform will get institutions “right” for only wealthier producers.

<http://ajae.oxfordjournals.org/content/85/1/173.short>

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Methods:

- Primary & Empirical
- Non-experimental

- ❖ Toulmin, Camilla. Securing land and property rights in sub-Saharan Africa: The role of local institutions. *Land Use Policy*. 2009 January: 26(1): 10-19.

Central governments have neither the capacity nor the local knowledge to implement a just, large-scale national land registration system. Support to local institutions to undertake intermediate forms of land registration has been shown to be far more effective in many places—although these need careful checks on abuses by powerful local (and external) interests, measures to limit disputes (too many of which can overwhelm any institution) and measures to ensure that the needs of those with the least power – typically women, migrants, tenants and pastoralists – are given due weight. These locally grounded systems can also provide the foundation for more formal registration systems, as needs and government capacities develop. Even if there are the funds and the institutional capacity to provide formal land title registration to everyone in ways that are fair and that recognize local diversity and complexity, and could manage disputes, this may often not be needed. For the vast majority of people, cheaper, simpler, locally grounded systems of rights registration can better meet their needs for secure tenure.

<http://dx.doi.org/10.1016/j.landusepol.2008.07.006>

Methods:

- Theoretical or Conceptual (TC)

9. Search terms:

{Land Rights} AND
{Growth} AND
{Poverty Reduction}

- ❖ Besley, Timothy and Robin Burgess. Land Reform, Poverty Reduction, and Growth: Evidence from India. *Quarterly Journal of Economics*. 2000: 115 (2): 389-430.

In recent times there has been a renewed interest in relationships between redistribution, growth, and welfare. Land reforms in developing countries are often aimed at improving the poor's access to land, although their effectiveness has often been hindered by political constraints on implementation. In this paper we use panel data on the sixteen main Indian states from 1958 to 1992 to consider whether the large volume of legislated land reforms have had an appreciable impact on growth and poverty. We argue that such land reforms have been associated with poverty reduction.

<http://qje.oxfordjournals.org/content/115/2/389.short>

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Methods:

- Secondary
- Non-Systematic

- ❖ Fortin, E. Reforming land rights: The World Bank and the globalization of agriculture. *Social and Legal Studies*. 2005 June: 14(2): 147-177.

Since independence, landholdings in Southern Africa have remained highly skewed between the rich and poor, reflecting the land and agricultural policies adopted in colonial times and after independence. More recently, agricultural policies have been prescribed by the World Bank as conditionalities of multilateral loans which have both facilitated and also driven the growing integration of such countries in the world economy. This article argues that such integration is being played out on an increasingly unequal global playing field, structured by global agricultural commodity chains and international trade, and strengthened by those very policy prescriptions of the World Bank. Instead of overcoming the dual economies and regulatory systems created in colonial times, people living in the region have only seen growing poverty and deepening inequality. This provides the context necessary for analysing the World Bank's recently published policy position on land reform. It argues that the approach taken by the Bank does not address the structural reasons for the distortions of landholdings in the region, and moreover that such inequality is likely to be reaffirmed and reproduced by the Bank's proposals. It further argues that the model of marketbased land redistribution favoured by the Bank will be insufficient to dissipate the pressures of this ever-growing inequality. With considerations of 'efficiency' given prominence over other concerns, it concludes that the Bank's policies are unlikely to meet both of its overarching goals of poverty reduction and growth.

Keywords: Agriculture; Globalization; Land reform; Land rights; Property; Southern Africa; World Bank

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Methods:

- Theoretical or Conceptual (TC)

- ❖ Deininger, K., Feder, G., de Anda, G.G., Munro-Faure, P. Land policy to facilitate growth and poverty reduction. *Land Reform, Land Settlement and Cooperatives*. 2003: (3): 5-18.

To provide a conceptual framework for the papers in this volume, this article focuses on the broad conclusions from recent research on land issues. It argues that well-defined and secure land rights are critical to provide incentives for investment and sustainable

resource management, to facilitate low-cost transfers of land and credit access as the rural non-farm economy develops, and to allow provision of public services at minimum cost. The fact that land issues are politically highly charged and controversial has often implied limited relevance in the policy dialogue, despite their importance. Based on a review of the historical evolution of property rights, the paper outlines channels through which the nature of such rights, and the way in which they can be exchanged, affect economic growth, poverty reduction and governance. For each of these areas, policy actions to improve the security of land rights, reduce the cost of exchanging them and promote socially desirable land use are outlined.

Keywords: agrarian reform; development strategy; land reform; poverty alleviation; property rights; rural development; rural policy

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Methods:

- Theoretical or Conceptual (TC)

10. Search terms: **{Land Rights} AND {Poverty Reduction}**

- ❖ Cousins, Ben. Capitalism obscured: the limits of law and rights-based approaches to poverty reduction and development. *Journal of Peasant Studies*. 2009: 36(4): 893-908.

The Commission on the Legal Empowerment of the Poor (CLEP) was established by the United Nations in 2005 and concluded in 2008. Although inspired by Hernando de Soto's analysis of the role of property rights in economic development, the scope of the Commission was defined as 'legal empowerment' in general. This commentary offers a critique of the CLEP report, and argues that its underlying assumptions rest on an idealised version of liberal democratic capitalism in which a dynamic market economy assures 'win-win' solutions for all. This implies that there are no tensions between the four 'pillars' of legal empowerment identified by CLEP (the rule of law, property rights, labour rights, and business rights). However, in the real world of capitalism, in both democratic and authoritarian versions, there are structural tensions between classes of capital and classes of labour, which result in the economy and its underlying institutional order becoming a key site of contestation. The case of farm labour in rural South Africa is used to illustrate this argument. A focus on legal rights can, however, be 'empowering' to a degree, when it helps defend poor people from exploitation and abuse, or is located within broader strategies to eradicate systemic poverty.

Keywords: legal empowerment, de Soto, liberal capitalism, farm workers, South Africa.

<http://www.tandfonline.com/doi/abs/10.1080/03066150903354098>

Methods:

- Theoretical or Conceptual (TC)

- ❖ de Quadros, M.C. Current land policy issues in Mozambique. *Land Reform, Land Settlement and Cooperatives*. 2003: (3): 175-200.

After discussing the evolution of land rights in Mozambique during the post-Independence period, this paper looks at the main features of the National Land Policy and the legal framework for accessing and using land. It then discusses the implications of this policy and legal framework for poverty reduction. Given the important role of institutions in the implementation of the framework, the paper also analyses the current process of institutional reform, and the participation of civil society and other stakeholders. The privatization of land is currently being debated in Mozambique. Although the Constitution declares that land is the property of the state, the discussion continues, especially concerning land markets (transfer, partnerships and mortgages), seeking to promote investment. The link between land and other natural resources - in particular fisheries, minerals, forests and wildlife - is evident in the search for alternative ways of raising rural household income and empowering communities, and is considered a viable long-term strategy for the sustainable use of resources and poverty reduction. The Action Plan for the Reduction of Absolute Poverty (PARPA) and other government programmes are analysed, with suggestions for improving the way land rights can be used to foster development.

Keywords: agrarian reform; land reform; legislation; poverty alleviation; rural development; rural policy

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Methods:

- Secondary
- Non-Systematic

- ❖ Barrett, Christopher B., David R. Lee and John G. McPeak. Institutional Arrangements for Rural Poverty Reduction and Resource Conservation. *World Development*. 2005 February: 33(2): 193-197.

This paper introduces a special issue featuring a set of papers on institutional arrangements for reconciling rural poverty reduction with renewable natural resources conservation in the low-income tropics. Collectively, these papers make four core points.

First, synergies do not naturally emerge just because rural poverty reduction and renewable natural resources conservation are each appealing goals with common drivers and some intrinsic interlinkage. Second, it matters less *which* rules a community or country adopts than *how well* they monitor and enforce the rules they set. Third, flexibility and adaptability in design are critical to establishing cooperative partnerships that can advance both conservation and development goals. Fourth, multiscale approaches are commonly desirable.

Keywords: sustainability; environment; community-based natural resources management; multiscale approaches.

<http://dx.doi.org/10.1016/j.worlddev.2004.07.008>

[Elsevier]

Methods:

- Theoretical or Conceptual (TC)

11. Search terms: **{Land Rights} AND {Food Security}**

- ❖ Brasselle, Anne-Sophie, Frédéric Gaspart, and Jean-Philippe Platteau. Land tenure security and investment incentives: puzzling evidence from Burkina Faso. *Journal of Development Economics*. 2002 April: 67(2): 373-418.

The commonsense logic associating higher land security and higher incentives to invest has been recently called into question in the case of African agriculture. To be meaningful, empirical tests have to be carefully designed so as to take account of the possible endogeneity of the land rights variable. This is done in this paper by applying suitable econometric methods to the original data collected in Burkina Faso. The results obtained cast doubt on the existence of a systematic influence of land tenure security on investment. By reviewing the justifications for scepticism in the recent literature, we are able to conclude that the traditional village order, where it exists, provides the basic land rights required to stimulate small-scale investment.

Keywords: Property rights; Land tenure; Investment incentives; African agriculture

[http://dx.doi.org/10.1016/S0304-3878\(01\)00190-0](http://dx.doi.org/10.1016/S0304-3878(01)00190-0)

Methods:

- Primary & Empirical
- Non-experimental

- ❖ Prosterman, R. Land tenure, food security and rural development in China. *Development*. 2001: 44(4): 79-84.

Roy Prosterman argues that China will continue feeding itself very adequately for the foreseeable future on its small, household-operated farms, if it can implement the secure land rights contemplated by the 1998 Land Management Law, enabling farmer investment. But success will require further specific measures.

Keywords: China; Land management law; Land reform; Rural development

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Methods:

- Theoretical or Conceptual (TC)

- ❖ Rao, N. Land rights, gender equality and household food security: Exploring the conceptual links in the case of India. *Food Policy*. 2006 April: 31(2): 180-193.

This paper seeks to critically examine the conceptual linkages between the issue of land rights for women, with household food security on the one hand and gender equality on the other. After a brief analysis of shifts in both international and national policy discourse and practice in terms of control over land as vital for food security, it seeks to analyse the implications of this for gender relations. The paper argues that in a context of diversified rural livelihoods, the contribution of agricultural production to household subsistence has been declining. This trend has been reinforced by a decline in public investment, stagnant growth and fluctuating prices for agricultural products. Men have been able to access the better paid, non-farm jobs, while leaving women behind to manage agricultural production. The renewed link between production and food security in agricultural policy has however meant allowing men not to have responsibility for household food security. While a right to land for women is a positive development, it appears also to be leading to an enhancement of work burdens, without much change in terms of status or decision-making authority.

Keywords: food security; gender disparity; household income; land rights
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Methods:

- Theoretical or Conceptual (TC)

- ❖ Carter, M.R. Designing land and property rights reform for poverty alleviation and food security. *Land Reform, Land Settlement and Cooperatives*. 2003 (2): 44-57.

Land and property rights policy reforms are receiving new and renewed attention as instruments to redress rural poverty by enhancing the access to land of poor households. This article evaluates what we know - and what we do not know - about these policy instruments. It argues that land is disproportionately valuable to poor households and that enhancing the land access of poor rural households thus represents good social and economic policy. Moreover, assigning land rights to women enhances the land policy effectiveness, and land policy should thus proactively pursue this. However, there are a number of constraints to the effectiveness of land policy, in particular wealth-biased financial markets that dampen the impact of land access on poverty and hamper the competitiveness of small-scale producers. Finally, the article argues that now is the time for carefully monitored piloting of new modalities of land redistribution and land reform organization that hold out the promise of resolving these constraints and making land access work as an important element in the battle against rural poverty.

Keywords: design; food security; land rights; poverty alleviation; property rights

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Methods:

- Theoretical or Conceptual (TC)

12. Search terms: **{Land Rights} AND {Invest}**

- ❖ Goldstein, M., Udry, C. The profits of power: Land rights and agricultural investment in Ghana. *Journal of Political Economy*. 2008 December: 116(6): 981-1022.

We examine the impact of ambiguous and contested land rights on investment and productivity in agriculture in Akwapim, Ghana. We show that individuals who hold powerful positions in a local political hierarchy have more secure tenure rights and that as a consequence they invest more in land fertility and have substantially higher output. The intensity of investments on different plots cultivated by a given individual corresponds to that individual's security of tenure over those specific plots and, in turn, to the individual's position in the political hierarchy relevant to those specific plots.

Keywords: agriculture; investment; land management; land rights; productivity; tenure relations

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Methods:

- Primary & Empirical
- Non-experimental

- ❖ Deininger, K.a , Chamorro, J.S. Investment and equity effects of land regularisation: The case of Nicaragua. *Agricultural Economics*. 2004 March: 30(2): 101-116.

We use data from Nicaragua to examine the impact of award of registered and non-registered title on land values and changes in land-attached investment. Registration, acquisition through purchase, and agrarian reform title all are associated with significant increases in the value of plots. Receipt of registered title is found to increase land values by 30% and at the same time greatly increase the propensity to invest, bringing such investment closer to the optimum. In line with descriptive statistics indicating great demand for land right regularisation especially from the poor, this suggests that titling can have a positive distributional effect. At the same time, the legal validity and official recognition of the titles issued appears to be of great importance.

Keywords: Credit; Investment; Land; Nicaragua; O13; Poverty; Property rights

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[http://www.scopus.com/record/display.url?eid=2-s2.0-1842527531&origin=resultslist&sort=plf-f&src=s&st1=%22land+rights%22&searchTerms=%3f%21%22*%24&sid=Ncm7tcu5o8uw3ZeHLNiqAVp%3a480&sot=b&sdt=b&sl=162&s=TITLE-ABS-KEY%28%22land+rights%22%29+AND+TITLE-ABS-KEY%28invest%29+AND+DOCTYPE%28ar+OR+re%29+AND+SUBJAREA%28MULT+OR+ARTS+OR+BUSI+OR+DECI+OR+ECON+OR+PSYC+OR+SOCI%29+AND+PUBYEAR+%3E+1999&relpos=5&relpos=5&searchTerm=TITLE-ABS-KEY\(%22land%20rights%22\)%20AND%20TITLE-ABS-KEY\(invest\)%20AND%20DOCTYPE\(ar%20OR%20re\)%20AND%20SUBJAREA\(MULT%20OR%20ARTS%20OR%20BUSI%20OR%20DECI%20OR%20ECON%20OR%20PSYC%20OR%20SOCI\)%20AND%20PUBYEAR%20%3E%201999](http://www.scopus.com/record/display.url?eid=2-s2.0-1842527531&origin=resultslist&sort=plf-f&src=s&st1=%22land+rights%22&searchTerms=%3f%21%22*%24&sid=Ncm7tcu5o8uw3ZeHLNiqAVp%3a480&sot=b&sdt=b&sl=162&s=TITLE-ABS-KEY%28%22land+rights%22%29+AND+TITLE-ABS-KEY%28invest%29+AND+DOCTYPE%28ar+OR+re%29+AND+SUBJAREA%28MULT+OR+ARTS+OR+BUSI+OR+DECI+OR+ECON+OR+PSYC+OR+SOCI%29+AND+PUBYEAR+%3E+1999&relpos=5&relpos=5&searchTerm=TITLE-ABS-KEY(%22land%20rights%22)%20AND%20TITLE-ABS-KEY(invest)%20AND%20DOCTYPE(ar%20OR%20re)%20AND%20SUBJAREA(MULT%20OR%20ARTS%20OR%20BUSI%20OR%20DECI%20OR%20ECON%20OR%20PSYC%20OR%20SOCI)%20AND%20PUBYEAR%20%3E%201999)

Methods:

- Primary & Empirical
- Non-experimental

- ❖ Deininger, Klaus, Daniel Ayalew Ali, and Takashi Yamano. Legal Knowledge and Economic Development: The Case of Land Rights in Uganda. *Land Economics*. 2008 November: (84)4: 593-619.

Although many African countries have recently embarked on revisions of their land legislations to give recognition to customary arrangements and strengthen women's rights, few studies assess the actual or potential economic impact of such steps. We use data from Uganda to assess the impact of tenure regime, perceived transfer rights, and legal knowledge on investment, productivity, and land values. While results support strong and positive investment-impacts of tenure and transferability, knowledge of the new law's provisions adds considerably to these, pointing towards substantial potential from disseminating the law that has not yet been fully realized.

<http://171.66.125.237/content/84/4/593.short>

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Methods:

- Secondary
- Non-Systematic

- ❖ Payne, Geoffrey. Urban land tenure policy options: titles or rights? *Habitat International*. 2001 September: 25(3): 415-429.

This paper addresses urban land tenure issues and policy options, particularly in developing countries. It draws heavily on a recent review of the literature¹ and a research project on 'Innovative approaches to tenure for the urban poor' which involved case studies in over ten countries throughout the world. A full report on the project is being presented for the United Nations Istanbul+5 conference. Following a review of different types of land tenure and property rights, the paper shows that perceptions of tenure security are as important to households as legal status. It demonstrates that in most cities there is a continuum of tenure categories ranging in levels of security from pavement dwellers to freehold owners and that policies which involve dramatic transformations from one category to another may distort land markets and expose vulnerable social groups, such as tenants, to eviction. From this, it is argued that a more cautious approach is advisable so that existing situations can be stabilised through the provision of greater de facto rights. This will give time for the capacity of land registries and management agencies to be improved and assessments made of more formal methods for increasing tenure security. The main conclusion is therefore to build on what tenure systems already exist, rather than introduce radical changes, until more experience is gained in predicting policy outcomes.

Keywords: Tenure; Property rights; Land policy; Urban land management

[http://dx.doi.org/10.1016/S0197-3975\(01\)00014-5](http://dx.doi.org/10.1016/S0197-3975(01)00014-5)

Methods:

- Secondary
- Non-Systematic

- ❖ Yngstrom, Ingrid. Women, Wives and Land Rights in Africa: Situating Gender Beyond the Household in the Debate Over Land Policy and Changing Tenure Systems. *Oxford Development Studies*. 2002: 30(1): 21-40.

The debate over land reform in Africa is embedded in evolutionary models, in which it is assumed landholding systems are evolving into individualized systems of ownership with

greater market integration. This process is seen to be occurring even without state protection of private land rights through titling. Gender as an analytical category is excluded in evolutionary models. Women are accommodated only in their dependent position as the wives of landholders in idealized 'households'. This paper argues that gender relations are central to the organization and transformation of landholding systems. Women have faced different forms of tenure insecurity, both as wives and in their relations with wider kin, as landholding systems have been integrated into wider markets. These cannot be addressed while evolutionary models dominate the policy debate. The paper draws out these arguments from experience of tenure reform in Tanzania and asks how policy-makers might address these issues differently.

<http://www.tandfonline.com/doi/abs/10.1080/136008101200114886>

Methods:

- Theoretical or Conceptual (TC)

13. Search terms: {Land Rights} AND {Market Transaction}

- ❖ Chimhowu, A., Woodhouse, P. Communal tenure and rural poverty: Land transactions in Svosve communal area, Zimbabwe. *Development and Change*. 2008 March: 39(2): 285-308.

The idea of communal tenure has formed a key plank in the rural governance of Zimbabwe since independence, but its retention following the Fast Track land reforms of 2000-2002 perpetuates a distinction between 'commercial' land governed by a land market and 'communal' land on which market transactions are illegal. This article draws on recent research in Svosve Communal Area to examine the dynamics of land access and their implications for rural poverty in Zimbabwe. The authors argue that, as in many other parts of Africa, access to land governed by customary authority in Svosve is increasingly commoditized via informal, or 'vernacular', sales or rental markets. In failing to acknowledge and address this commoditization of land, the 'communitarian' discourse of customary land rights that dominates the politics of land in Zimbabwe - as elsewhere in much of Africa - undermines, rather than protects, the livelihoods of the rural poor.

Keywords: land reform; land rights; land tenure; poverty; rural area; tenure relations

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Methods:

- Secondary

- Non-Systematic

- ❖ Teklu, T. Rural land, emerging rental land markets and public policy in Ethiopia. *African Development Review*. 2004 April: 16(1): 169-202.

While farmers today access land mainly through administrative-based land distribution, transactions in rental markets are on the rise. Different rental contracts are informally arranged with varied land use and transfer rights and degree of enforcement. These contracts are often interlocked to overcome the problem of incomplete or missing non-land factor markets. The empirical evidence is thin but shows mixed records on performance of rental markets. Transactions in rental markets provide an additional venue to access land, reduce disparity in distribution of area of land operated, correct imbalances in factor proportions at farm level, and partly substitute for missing or incomplete factor markets. However, rights to rental land are restricted and poorly enforced, and markets are localized and thinly traded. While participation in rental markets is potentially welfare improving, increasing scarcity of land and demands for higher rent, a fee for right to rent land, payment in cash, farming skills and experience, and proof of no-default are tightening conditions to access to land, particularly to the young poor farmers. Public policy has an important role in formalizing and enhancing the development of rental markets through strengthening enforceable long-term security of tenure, providing legal cover to rental contracts, allowing tradability of long-term use rights through rental markets, and providing the institutional mechanism to enforce contracts and reduce the burden of self-enforcement. These policy measures need to be nested within a broad framework of market development, and informed by policy research and experimentation.

Keywords: land market; land rights; rental sector; rural economy

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Methods:

- Theoretical or Conceptual (TC)

- ❖ Cousins, Ben and Espen Sjaastada. Formalisation of land rights in the South: An overview. *Land Use Policy*. 2009 January: 26(1): 1-9.

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Methods:

- Theoretical or Conceptual (TC)

- ❖ Brandt, L., Huang, J., Li, G., Rozelle, S. Land rights in rural China: Facts, fictions and issues. *China Journal*.

The allocation of property rights is widely recognized to have important implications for resource use and the distribution of household welfare. The introduction of household farming in the early 1980s extended use rights to cultivated land on a fairly egalitarian basis. Over the past two decades, control over allocating farmland has remained in the hands of local leaders. In evaluating China's land tenure system from a policy perspective, the critical question is how effective the system has been in providing households with the necessary incentives to ensure rational land use and investment, while simultaneously helping local communities to meet households' needs. Looking past 2001, how well does the system fit the needs of China's rapidly evolving economy? Our survey work suggests enormous heterogeneity at the village level. In some villages farmers seem to hold relatively long tenures and have the right to select crops, convert land to alternative agricultural uses and rent out land, all of which are typically associated with a private property regime, albeit short of being able to buy or sell the land. In other villages, tenure is shorter and the use of the land is constrained in various ways.

Keywords: agrarian reform; land rights; land tenure; rural economy

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Methods:

- Primary & Empirical
- Non-experimental

Part II Database researched: R4D (<http://www.dfid.gov.uk/r4d/>)

Limits:

- “Documents” (not “Projects”)
- Containing (All These Words for each line in Document Summary):
 - {Property Rights} AND (one of the below at a time)
 - {Economic Growth}
 - {Invest}
 - {Develop}
 - {Household Welfare}
 - {Transaction Costs}
 - {Land Rights} AND (one of the below at a time)
 - {Economic Growth}
 - {Invest}
 - {Develop}
 - {Household Welfare}
 - {Transaction Costs}
- AND Region
 - {Africa}
 - {South America}
 - {Global}
 - {All Regions}
- AND Document Publication Date
 - {YYYY}, {2000-2012}

Peer Reviewed

- ❖ He, S.; Liu, Y.; Webster, C.; Wu, F. Property rights redistribution, entitlement failure and the impoverishment of landless farmers in China. *Urban Studies*. 2009: 46 (9) 1925-1949.

Within the process of urban expansion through land requisition in China, farmers' de facto rights to collective land, including farmland and housing plots (zhaijidi), are forcibly acquired by the state and thereafter redistributed to private developers, to facilitate urban-based economic growth. Deprived of a secure livelihood, some landless farmers become trapped in poverty. Others find that the property rights restructuring in urbanised villages gives them an opportunity to earn rental income. However, the opportunities are not equally distributed and the processes are, in general, stacked against the interests of villagers. This paper analyses the impoverishment of farmers caught up in China's relentless urban expansion programme, using the perspectives of property rights and entitlements. It presents case studies of two villages in Xi'an to illustrate how farmers' entitlement sets and vulnerability to poverty have changed as a result of changes in land rights.

<http://dx.doi.org/10.1177/0042098009106015>

Methods:

- Primary & Empirical
- Non-experimental

Non-Peer Reviewed

- ❖ Moore, M.; Schmitz, H. Idealism, Realism and the Investment Climate in Developing Countries. IDS Working Paper No. 307. 2008.

The question which drives this paper is how, in the political and institutional environments typical of poor countries, public action can bring about substantial increases in productive private investment. 'Improve the investment climate!' is the dominant policy advice. This paper reviews what is meant by the investment climate and then concentrates on the institutional dimension of investment climate reform. The standard advice in such reform is that governance through informal relationships should be replaced with governance through formal rules. This means above all the legal protection of property rights and the legal enforceability of contracts.

This paper agrees with this view as a long term goal, but it disagrees with the big push for the introduction of formal rules - which is at the heart of much investment climate reform. It suggests that this big push is idealistic: it is very difficult to achieve and may not produce the expected increases in investment. The paper therefore draws on cases in which substantial increases in investment occurred even though property and contracts were not legally protected. In these cases, informal relationships between those who hold political power and those who decide on investment seem to have been critical to stepping up investment and economic growth. The paper zooms in on such hand-in-hand arrangements between politicians and investors, suggesting that they may offer a more realistic way forward in poor countries with weak public institutions. However, it is also stresses that such arrangements can be, and indeed have been, abused. The challenge therefore is to specify the circumstances in which hand-in-hand arrangements have the desired effect. Where these arrangements are transitional and raise productive investment, they are likely to strengthen the demand for formal rules. The central issue is thus one of sequence and dynamics: do investors follow or lead institutional reform? The paper ends with suggestions for research which is comparative and investigates changes over time.

<http://www.dfid.gov.uk/R4D/Output/177857/Default.aspx>

Methods:

- Theoretical or Conceptual (TC)

- ❖ Upton, M. The Role of Livestock in Economic Development and Poverty Reduction. 2004. PPLPI, FAO, Rome, Italy, vii+57pp.

This paper reviews the diverse and changing roles of livestock as they relate to the process of economic development and poverty reduction, departing from the premise that livestock production plays an important role in contributing to the livelihoods of most of the world's poor and in meeting the fast growing demand for livestock products in the developing countries. It is argued that investment in livestock raises farm production by extending the area of land utilised, diversifying productive activity for crop cultivators or intensifying production, and that changes from grassland-based systems to mixed farming systems and thence to landless production systems represent stages of increasing intensity.

The author draws on New Institutional Economics concepts such as property rights, transaction costs and agency theory to provide insights into the institutions affecting livestock development. Thus, patterns of land tenure, intra-household rights and gender issues, credit provision, contractual arrangements, animal health services and their

change over time are examined. The lack of circulating capital is recognized as a major constraint for smallholder livestock development.

The development of world trade in livestock and livestock products is analysed. Despite expanding markets for livestock products the developing countries as a group have recently switched from being net exporters and become net importers of livestock products. Although patterns of trade depend on differences in comparative advantage between countries they are also influenced by trade regulations. Domestic producer protection by the European Union, the USA and Japan in particular is identified as destabilising world prices and imposing cheap priced competition on developing country producers. Nevertheless, the overall gains from trade liberalisation for developing countries are expected to be small.

The paper concludes by stressing the need for increased investment in livestock production, given the rapidly growing demand for animal products and the important contribution of livestock to the incomes and welfare of the rural poor and outlines policy options that could be pursued by developing country governments as well as by the donor community.

A six page executive summary is also available in addition to this paper.

Methods:

- Theoretical or Conceptual (TC)

<http://www.dfid.gov.uk/R4D/Output/174913/Default.aspx>

- ❖ Adhikari, A. Literature review on the economics of common property resources. *York: Environment Department, York University, UK. 2001, 18 pp.*

This review focuses on the economics of managing common pool resources in common property regimes, in particular the limitations imposed by transaction costs. The review discusses the relationship between poverty and property rights in natural resource management, and considers the influence of transaction costs on governance structure. Some empirical studies that have attempted to quantify transaction costs are briefly reviewed.

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Methods:

- Theoretical or Conceptual (TC)

- ❖ Khan, Mushtaq H. *Governance Capabilities and the Property Rights Transition in Developing Countries. 2009, 105 pp.*

The 'good governance' property rights reform agenda and the interpretations of colonial history on which it is based, are deeply flawed. A different analytical and policy approach is needed for promoting growth-enhancing governance capabilities for managing the property rights transitions in developing countries.

To sustain growth property rights have to address three problems: i) how to create security for investors so that they have extended time horizons, ii) how to make asset transfers efficient; and iii) how to create incentives and compulsions for productivity growth. There are likely to be conflicts between different goals. As countries grow, rights that were appropriate in the past may require significant changes. Strengthening existing property rights may often be the wrong response. Growth may require changes in existing rights as well as the creation of new ones.

Interventions to modify property rights trigger conflicts because they involve potential winners and losers, even if losers are compensated because there is no 'right' way of splitting future gains between affected parties. The new structures of property rights that emerge and the compensation for those who lose out depend on the bargaining power of the contestants often established through costly conflicts. Two important results follow. First, enhancing growth can involve not just the strengthening of some rights but also the weakening of others. Thus, growth requires the reduction of growth-constraining transaction costs. Second, property rights changes also trigger transition costs. The political settlements and the types of growth strategies that are attempted define the trade-off between reductions in growth-constraining transaction costs and increases in transition costs. The less favourable this trade-off, the more difficult it is to trigger or sustain growth.

This 'growth-stability trade-off' defines the challenges for property right reforms in particular countries. Our examination of Thailand, the states of West Bengal and Maharashtra in India, Bangladesh and Tanzania shows the historical roots of differences in trade-offs across countries, and explains why different strategies and problems are observed in these countries today.

Colonial history has often been damaging not because it destabilized property rights with extractive policies but because many conflicting rights were created to maintain political stability. These initial conditions shaped how states and businesses interacted to address serious land market failures. A number of partially successful strategies are identified with implications for how growth-enhancing governance can be improved in developing countries. One variant was of agencies aligning political, bureaucratic and economic interests to reduce transition costs to enable growth-enhancing restructurings of rights. Examples include the MIDC in Maharashtra which was very successful in setting up industrial zones (despite being very corrupt). Another variant involves significant financial compensations to reduce contestation costs but requires strong alignments of political interests with projects and the exclusion of outside political organizers.

Donor and partner governments therefore need a different approach for promoting growth-enhancing governance capabilities for managing the property rights transitions in developing countries.

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Methods:

- Theoretical or Conceptual (TC)

- ❖ Leftwich, A.; Sen, K. Research in Progress April 2006 - March 2007: Research Programme Consortium on Improving Institutions for Pro-Poor Growth (IPPG). IPPG Programme, DFID, London, UK, 15 pp.

The IPPG (Improving Institutions for Pro-Poor Growth) Research Consortium is a group of Northern and Southern research institutions, funded by DFID, dedicated to exploring the hypothesis that that Pro-Poor Growth (PPG) depends critically on the interactions of formal and informal political, social, and cultural institutions with economic institutions which together constitute an institutional matrix which may either enhance or constrain PPG. This report of research in progress provides a brief background to the work currently being undertaken and sets out, in schematic terms, the intellectual paradigm which informs this work, the work undertaken and planned for capacity building, outreach and communications. In particular, it highlights the research projects currently being undertaken by the Consortium Partners in Latin America, Africa and South Asia, in the

following countries: 1. Bolivia: Comparative property rights, transaction costs and cooperation in two rural communities; 2. Peru: Institutional aspects of transaction costs, marketing and small farmer investment; 3. Chile and Ecuador: The Institutional architecture of two rural communities; 4. Malawi: The politics and economics of institutional change in land tenure; 5. Malawi: The politics of state-business institutional relations; 6. Mali: Institutions and organizations - the responses of farmers' organizations to institutional change in the Office du Niger; 7. Bangladesh: The Local Government Engineering Department and its role in the growth of the rural non-farm economy; 8. West Bengal: The dynamics of state-business relations and their impact on pro-poor growth in manufacturing; and 9. General: Econometric analyses measuring the impact of effective state-business relationships on pro-poor growth.

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Methods:

- Primary & Empirical
- Non-experimental