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An Institute for Research and Education
on Social Structure, Rural Institutions,
Resource Use and Development

Land Tenure Center
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Madison, Wisconsin 53715

NEW LAND TENURE RESEARCH STUDIES IN LATIN AMERICA AND THE CARIBBEAN

**RESEARCH IMPACTING ON
THE DISADVANTAGED, THE ENVIRONMENT, BROAD-BASED
AND SUSTAINABLE ECONOMIC GROWTH, TRADE AND
INVESTMENT, DEBT REDUCTION, AND DEMOCRATIZATION**

**COMPILED BY
LTC STAFF**

This booklet provides summaries of relevant, action-oriented research relating to land tenure issues in the Latin American and Caribbean region performed by faculty and staff at the Land Tenure Center, University of Wisconsin-Madison. The research itself was funded by the University of Wisconsin, the Agency for International Development, the World Bank, the Ford Foundation, the Inter-American Development Bank, and other institutions. The compilation of research findings was facilitated with support from LAC TECH, LAC Bureau, and ACCESS II, RD/EID Bureau, Agency for International Development.

The purpose of this collection is to make the research available to policymakers, project designers, and development officers. The information can be applied in the field only if it is in your hands. Please take the time to review these summaries. If you find that you would like a copy of any of the documents, simply return the bottom portion of the appropriate sheet according to instructions.

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The summaries are organized by the author's name(s) and are indexed by subject. If you need more information, the staff of the Land Tenure Center will be glad to assist you.

SEPTEMBER 1994

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Nontraditional Agricultural Exports in Latin America"

Authors: Bradford Barham, Mary Clark, Elizabeth Katz, and Rachel Schurman
Land Tenure Center and the Department of Agricultural Economics,
University of Wisconsin-Madison, 1991 (subsequently printed in
Latin American Research Review).

There are no studies that provide a comprehensive analysis of the impact of nontraditional agricultural export strategies in Latin America. This article sets forth the issues that are germane to future attempts to analyze the effects of such strategies on economic growth and development. It undertakes three tasks: (1) to place the different levels of analysis in a logical order; (2) to put extra emphasis on long-term growth and distributional concerns; and (3) to incorporate preliminary results from ongoing research in Chile, Costa Rica, and Guatemala to bring some of the issues into sharper focus.

ISSUES ADDRESSED: historically disadvantaged groups, food security, agrarian policy reform, private sector investment, nontraditional agricultural exports, rural development.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"A Comparative Evaluation Framework for Cadastre-Based Land Information Systems in Developing Countries"

Author: Grenville Barnes
Land Tenure Center, University of Wisconsin-Madison, 1990.

While land and other natural resources diminish through use or erosion, populations in developing countries continue to rise to unprecedented levels. Long-term sustainability of resources is a crucial issue raised as a result of the increased pressure on land brought about by these conditions. This issue is also related to other problems among small farmers, such as high poverty levels, low agricultural yields, tenure insecurity, and the disorganization of public land administration and management institutions. AID has in part attempted to address these concerns in projects to formalize landownership. This is often done through a cadastre-based land information system (CLIS). Barnes outlines how the CLIS works, what it can be used for, and how to evaluate CLIS projects. He also describes AID CLIS projects in Honduras, Ecuador, and St. Lucia. Finally, he concludes by offering practical, relevant, and constructive recommendations for evaluating such projects, including efficiency, cost, maintainability, quality, complexity, and utility.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment, democratization.

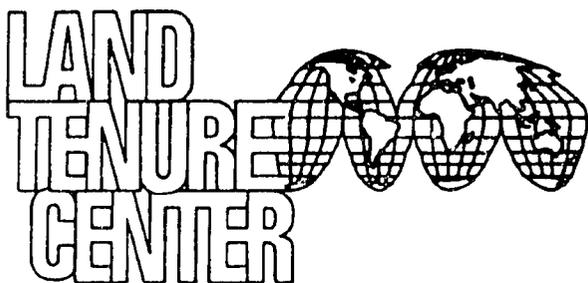
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Property Relations and Economic Development:
The Other Land Reform"***

Author: Daniel W. Bromley
***World Development*, vol. 17 (1989), pp. 867-877.**

Continued concern for development has led to the suggestion that enhanced private property rights should be created to stimulate economic development. Bromley states that this suggestion derives from an incomplete understanding of the property relations on the public domain lands in the arid tropics and from a confusion of cause and effect between property and economic productivity. Bromley develops a model of the private-public boundary in land that challenges the view that wealth would increase if land at the extensive margin were privatized. He concludes by defining and explaining the various types of property regimes in land.

ISSUES ADDRESSED: historically disadvantaged groups, food security, agrarian policy reform, private sector investment, nontraditional agricultural exports, rural development.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Agroforestry: Tenure and Incentives"

**Authors: John W. Bruce and Louise Fortmann
Land Tenure Center, University of Wisconsin-Madison, 1989.**

Over the past several years there have been significant shifts in thinking concerning how tenure, or property rights in land and trees, affects farmer incentives for the adoption of agroforestry practices. Bruce and Fortmann examine these shifts and apply them to (1) trees in agricultural holdings, (2) trees held as commons, and (3) trees in reserves managed by the state. The document is extremely useful to agroforestry project planners: it describes how to avoid serious miscalculations regarding incentives and responses to those incentives in project design, and it suggests ways to assess the nature of tree tenure relationships in agroforestry project planning.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, agrarian policy reform, private sector investment.

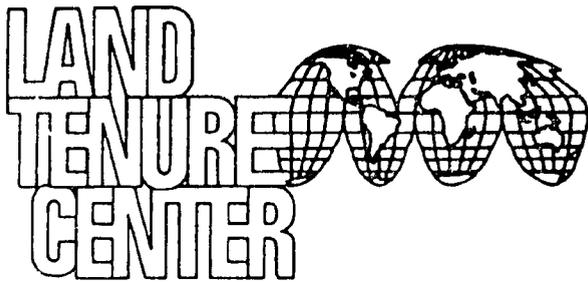
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"A Review of Tenure Terminology"

Author: John W. Bruce
Land Tenure Center, University of Wisconsin-Madison, 1993.

This review contains a clear and didactic explanation of the meaning of key concepts related to tenure issues in western countries. The terms are examined together (not simply listed alphabetically and defined) to give a sense of why one term rather than another is used in a particular context. This form of presentation allows the reader to discriminate among the complex terminology that is used by lawyers, social scientists, and laymen to refer, many times, to the same thing. A list of the terms and their definitions is presented at the conclusion.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"What Is to be Done about Land Reform Production Cooperatives in Nicaragua? An Econometric Evaluation of Institutional Alternatives"

**Authors: Michael Carter and Karen Luz
Land Tenure Center, University of Wisconsin-Madison, 1990.**

Since 1981, production cooperatives have been a central part of agrarian reform and agricultural policy in Nicaragua, especially in the agro-export sector. Their performance is examined anew by Carter and Luz. The authors address how well (or poorly) they have performed, whether the production cooperative model warrants future support and development, and alternative organizational models for Nicaragua and the rest of the region.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment, democratization.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"El Impacto de los Factores Organizativos
en la Eficiencia Económica de las CAS"***

**Authors: Michael Carter and Karen Luz
Land Tenure Center, University of Wisconsin-Madison, 1990.**

Policymakers today are looking to enhance productivity. This paper examines Nicaragua's cooperatives (specifically those in Region II) and makes recommendations for their economic viability over the long term. It discusses the great number of different organizational structures and models employed during the 1980s to achieve greater productivity while including the disadvantaged in the system. This depth of experience strengthens the recommendations, which would be of interest throughout the areas where cooperatives are used. (Paper is concluding chapter of *Cooperativas de Producción en la Región II: Del Acceso a la Tierra Hacia la Eficiencia Económica*, comp. Universidad Nacional Autónoma de Nicaragua.)

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment, democratization, privatization, Enterprise for the Americas.

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***"'Experiments' in Agrarian Class Formation and Structural Evolution:
Agricultural Decollectivization in Peru and Chile"***

**Author: Michael Carter
Department of Agricultural Economics,
University of Wisconsin-Madison, 1991.**

The rapid "decollectivization" of agrarian reform lands in Chile after 1973 and in Peru after 1981 created the type of small-scale farms originally shunned by the agrarian reform process. Carter takes the opportunity offered by this "market test" to examine the competitiveness of small-scale farms in an open market as well as the dynamics of agrarian class formation and structural evolution. In the process, he draws lessons that can be applied to the developing situations in Eastern Europe and throughout the developing world.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, government administration, food security, rural development, tenure insecurity.

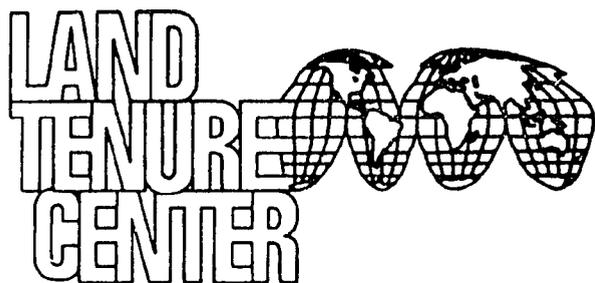
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Agro-Exports and the Rural Resource Poor in Latin America:
Policy Options for Achieving Broadly-Based Growth"***

**Authors: Michael Carter, Bradford Barham,
Dina Mesbah, and Denise Stanley
Department of Agricultural Economics,
University of Wisconsin-Madison, 1993.**

Drawing on extensive field research, this study examines several agro-export booms in order to identify their effects on the rural resource poor of Latin America. It finds that the effects of the various booms have been heterogenous and often socially problematic in their negative effects on the rural poor. This could threaten the stability of newly emerging democracies. The authors recommend that governments engage in some level of microeconomic activism in order for low-income agrarian economies to follow paths of sustainable development with equity.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment, democratization, market liberalization, nontraditional agricultural exports, rural development.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Can Land Market Reform Mitigate the Exclusionary Aspects of Rapid Agro-Export Growth?"

**Authors: Michael Carter and Dina Mesbah
World Development, vol. 21 (1993), pp. 1085-1100.**

Agro-export growth has been associated with land concentration and employment instability. In the wake of "exclusionary" agro-export booms, land market reform has been proposed as a way to improve peasant land access through the market. Developing a model of the economic competitiveness of different classes of producers, this paper evaluates the likely effectiveness of land market reform. The study identifies a large gap between the market price of land and the peasant's ability to pay for land. It appears unlikely that progressive land taxation will close the competitiveness gap, but farmland mortgage banks appear to offer a viable solution.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment, market liberalization, government administration, nontraditional agricultural exports, rural development.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Can Production Cooperatives Resolve
the Conundrum of 'Exclusionary Growth'?
An Econometric Evaluation of Land Reform
Cooperatives in Honduras and Nicaragua"***

**Authors: Michael Carter, Jolyne Melmed-Sanjak, and Karen Luz
Land Tenure Center, University of Wisconsin-Madison, 1993.**

In an effort to determine whether agricultural production cooperatives can work, this paper analyzes some of the structural and organizational factors that may condition the economic efficiency and viability of these organizations. Microeconomic data from representative agricultural production cooperatives in Honduras and Nicaragua reveal that popular perception overstates the actual problems of these cooperatives. The paper also points to specific organizational principles that can boost the economic performance of agricultural production cooperatives.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, rural development, government administration.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Es Posible Resolver en Paraguay
el Problema de la Tierra por la Via del Mercado?"***

**Authors: Michael Carter and Eduardo Zegarra
Department of Agricultural Economics,
University of Wisconsin-Madison, 1993.**

A combination of factors, including a reduced amount of government land for sale, land "booms" driven by new roads allowing access to land, and a high rate of population growth, have made it extremely difficult for poor Paraguayans to obtain agricultural land. The authors here use case studies to examine an interesting approach to the solution of this problem that has been put forth: using a reformed land market to create equitable access. The authors find that such an approach is unlikely to work due to the fact that the poor do not have sufficient access to investment capital. If this lack of access is not addressed, the program will be destined to fail.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment, market liberalization, government administration, rural development.

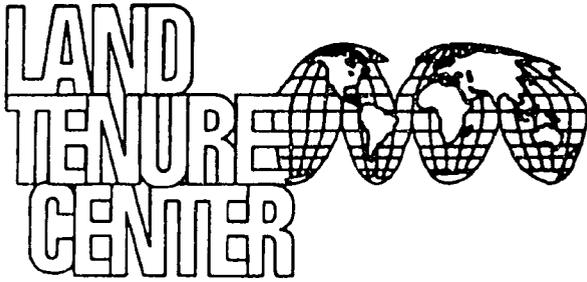
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Los Grupos Campesinos de la Reforma Agraria Hondureña"

**Authors: Malcolm Childress, Jolyne Melmed-Sanjak, and David Stanfield
Land Tenure Center, University of Wisconsin-Madison, 1990.**

The principal organizational unit for agrarian reform in Honduras has been the *campesino* group. Through the years, however, these *campesino* groups have been heavily criticized in three main areas: the groups are too instable, according to critics; their production levels have been inadequate; and they do not repay loans. This paper examines these criticisms, along with one of their fundamental presuppositions: that control over land, labor, and financial management resides in the collective administrative structures of these groups.

ISSUES ADDRESSED: environment, historically disadvantaged groups, rural development, government administration, tenure insecurity.

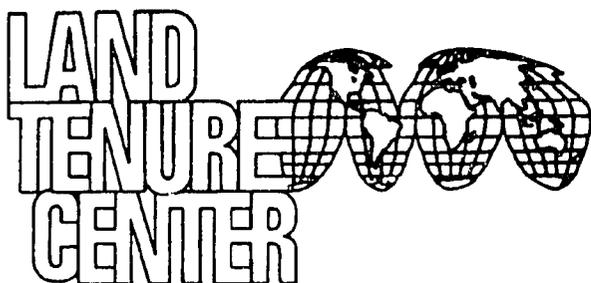
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Land Tenure, Credit Access and Agricultural Productivity
in Honduras"***

**Author: Malcolm Childress
Land Tenure Center, University of Wisconsin-Madison, 1991.**

The weakness in the definition of property rights and their enforcement in Honduras is a function of an expropriative and inconsistently applied agrarian reform law, frequent land invasions by *campesino* groups, and the widespread occupation of national lands by squatters with no formal titles. Childress reviews this situation, along with land banks, land taxation, cadastral efforts, and new institutional arrangements.

ISSUES ADDRESSED: historically disadvantaged groups, food security, agrarian policy reform, private sector investment, trade and investment, nontraditional agricultural exports, rural development.

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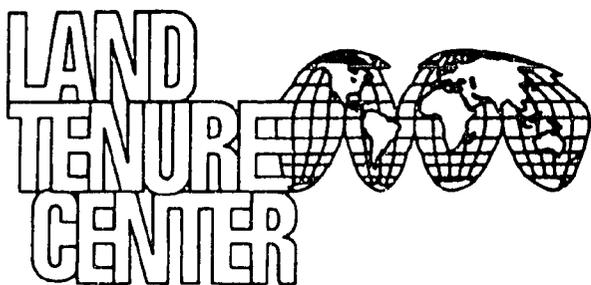
***"Latin American Land Reforms in Theory and Practice:
A Retrospective Analysis"***

**Author: Peter Dorner
Madison: University of Wisconsin Press, 1992.**

Peter Dorner describes the political, social, economic, and institutional aspects as well as the outcomes of land reforms attempted in Latin America over the past thirty years. The book summarizes and synthesizes the ongoing debate about land reform, discussing competing theoretical and ideological positions and drawing policy conclusions from reform experiences. Specifically included are comments on the role that international agencies can play in the sensitive national policy decisions that are at the heart of any serious attempt at land reform.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment, democratization.

This book can be ordered through your local book store or ordered directly from the University of Wisconsin Press (hard cover, \$22.95; paperback, \$9.95) at: telephone: 608/262-8782; telefax: 608/262-7560; address: 114 North Murray Street, Madison, WI 53715-1199. If you wish to review a copy, your local library can arrange to borrow it on interlibrary loan.



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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"The FUNDACEN Experience: Factors for Success and Failure
in a Guatemalan Land Purchase-Sale Program"***

**Author: Elizabeth Dunn
Land Tenure Center, University of Wisconsin-Madison, 1992.**

The FUNDACEN land purchase-sale program attempts to address the problem of access to agricultural land faced by the rural poor in Guatemala. The ultimate objective is to create independent owner-operators based on cash-crop systems. The author examines this AID-sponsored activity, reviewing FUNDACEN's ability to promote agricultural production goals, beneficiary training, participation in decision-making and management, marketing constraints, and credit accounts. Her report is based on a formal survey conducted on 10 farms involving interviews with 144 randomly selected beneficiary households. Dunn states that the program has made land available to over 1,300 families and provides a model for the design of similar public and private reform measures.

ISSUES ADDRESSED: historically disadvantaged groups, sustainable agriculture, private sector investment, agrarian policy reform.

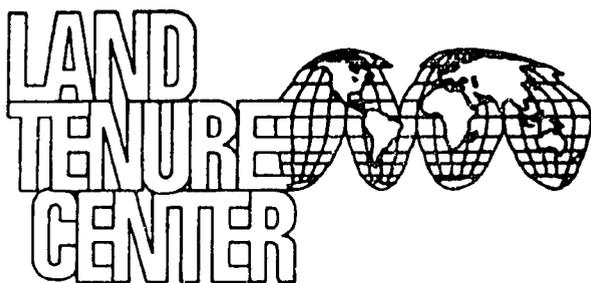
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"When the State Sidesteps Land Reform:
Alternative Peasant Strategies in Tungurahua, Ecuador"***

**Author: Nancy Forster
Land Tenure Center, University of Wisconsin-Madison, 1989.**

In Ecuador, agrarian reform has played only a limited role in easing rural inequality. This study focuses on peasant acquisitions of land in an area of Tungurahua, where there was virtually no reform since there were no large estates. The study compares *comuna* households with parent households. Forster found that parents extended their holdings in the short term through sharecropping and more permanently through purchases. Many families gained land by securing usufruct lots in the commons. The study details the effects of these two modes of land acquisition on differentiation and land distribution in the community and examines the ecological impact of agricultural expansion into the paramo.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, environment, management of natural resources.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Tenure Regimes and Forest Management:
Case Studies in Latin America"***

**Authors: Nancy Forster and David Stanfield
Land Tenure Center, University of Wisconsin-Madison, 1993.**

Ecologists and social scientists are in the preliminary stages of understanding how to foster sustainable forest management. It is clear that tenure issues play an important role in sustainable management. In this study, the authors attempt to further our understanding by drawing together a summary of current knowledge on tenure issues in sustainable management systems. The study also examines the lessons learned up to this point and uses these lessons to specify areas for future research. The authors note that the strongest lesson that emerges from their examination is that tenure regimes must be designed for specific situations and adaptable to changing conditions.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, agrarian policy reform, government administration, tenure insecurity.

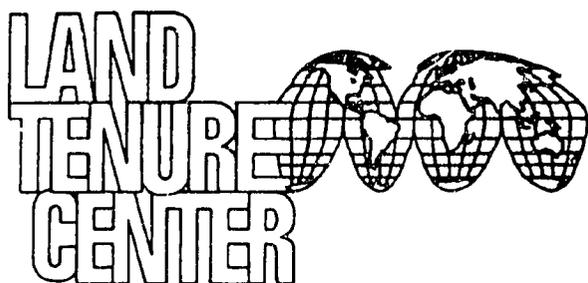
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Trees and Tenure: An Annotated Bibliography
for Agroforesters and Others"***

**Compilers: Louise Fortmann and James Riddell
Land Tenure Center, University of Wisconsin-Madison, and
International Council for Research in Agroforestry, Nairobi, 1985.**

This well-indexed bibliography is an extremely useful reference book for anyone involved in forestry or the management of natural resources. Published jointly by the International Council for Research in Agroforestry (ICRAF) and the Land Tenure Center (LTC), it provides concise references to a wide body of literature.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, agrarian policy reform, private sector investment.

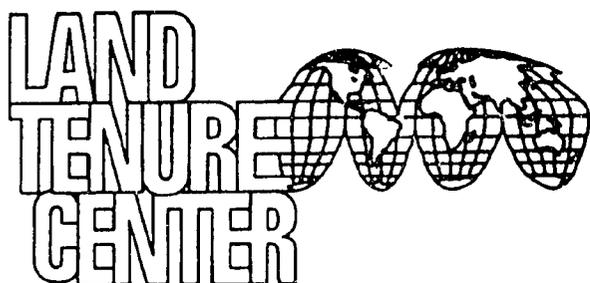
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"A Review of Argentine and Ecuadorian Tax Law
Regarding Transfer Pricing and Recommendations
for Improving Ecuador's Approach"***

**Author: Steven Hendrix
Land Tenure Center, University of Wisconsin-Madison, 1989.**

Transfer pricing refers to the price used for the internal sales of goods among the divisions of a business enterprise. Businesses often attempt to use transfer pricing to avoid taxation by shifting costs and deductions to areas with higher tax rates and shifting income to areas with lower rates. It is important for governments to have an effective system to deal with abuses of transfer pricing, since the potential loss of tax revenues is substantial. Hendrix examines the Argentine system and, through it, draws lessons for the improvement of the Ecuadorian system.

ISSUES ADDRESSED: government administration, trade and investment.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Organización Legal de Entidades Agrarias en Honduras
con la Nueva 'Ley para la Modernización'
y el Desarrollo del Sector Agrícola"***

Author: Steven Hendrix

Land Tenure Center, University of Wisconsin-Madison, 1992.

**(In Memoria: "El Derecho Nicaragüense de la Propiedad después
de la Reforma Agraria: Revolución, Democracia Participativa
y Propiedad" (18, 19 y 20 de Agosto de 1992), pp. 107-118.**

León: Universidad Nacional Autónoma de Nicaragua.)

The aperture of many legal options for the agrarian reform beneficiaries in Honduras has not been fully exercised due to bureaucratic barriers and limited resources. This situation should be rapidly appraised by governmental policy and international aid in order to extend the benefits of free markets to peasantry. An alternative model of property structure already existing in Honduran legislation could be used to design mixed forms of private and communal property.

ISSUES ADDRESSED: democratization, tenure insecurity, market liberalization.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Land Registry Reform in Guatemala:
A Status Report with Recommendations"***

**Authors: Steven Hendrix, David Moyer, and Ronald Strochlic
Land Tenure Center, University of Wisconsin-Madison, 1992.**

The authors find that the major obstacle to broad-based, sustainable development in Guatemala is that country's skewed system of access to and distribution of natural resources. Also, little or no information is accessible for environmental regulation, relocation of refugees, land taxation, and other government programs. Reform of the property registry system in Guatemala would be a logical first step toward the resolution of these problems. This report includes recommendations for reform, including the development of a centralized multipurpose land information system (MPLIS).

ISSUES ADDRESSED: environment, management of natural resources, tenure insecurity, historically disadvantaged groups, food security, agrarian policy reform, nontraditional agricultural exports.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"The Crisis of Land Law and Policy in Nicaragua"

**Author: Steven Hendrix
Land Tenure Center, University of Wisconsin-Madison, 1992.**

The Sandinista government of the 1980s confiscated and expropriated property under newly enacted "revolutionary" legislation and decrees. Now, the UNO government and former property owners are challenging the Sandinista laws using constitutional theory and the civil code. The author examines the possibilities for political development in a country without a democratic tradition through this political crisis over land law and policy.

ISSUES ADDRESSED: management of natural resources, historically disadvantaged groups, agrarian policy reform.

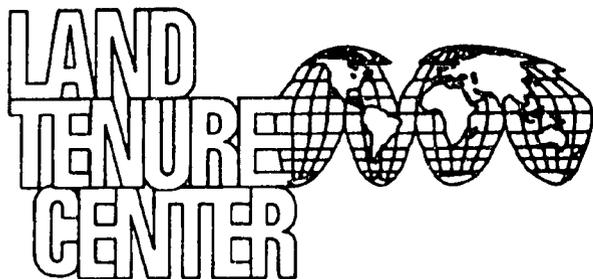
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Sustainable Development, Policy Reform and Tenure Security:
Combining People, Technology and Information
through Land Information Systems"***

**Author: Steven Hendrix
Land Tenure Center, University of Wisconsin-Madison, 1993.**

Policymakers and planners need access to geographically referenced information in order to make decisions. Although these data can be easily compiled in an accessible, centralized system, most countries in Latin America and the Caribbean have not done so, which reduces the effectiveness and accuracy of their planning decisions. The author discusses these problems and the ways in which they may be solved through an appropriate multipurpose land information system.

ISSUES ADDRESSED: management of natural resources, agrarian policy reform, government administration.

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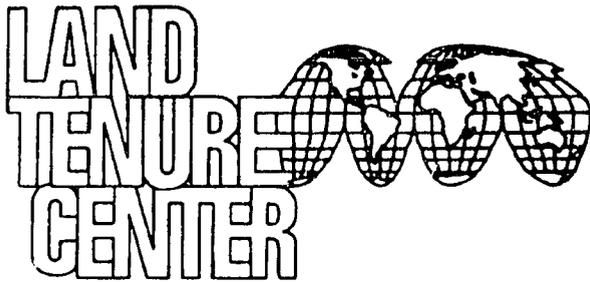


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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Estrategias para Acceso a la Vivienda
con la Gente, Información y Tecnología"***

**Author: Steven Hendrix
Land Tenure Center, University of Wisconsin-Madison, 1993.**

Poor property registration systems, as are found in much of Latin America, inhibit any long-term effort to invest in and improve a nation's standard of living. This has broad-ranging negative effects on historically disadvantaged groups, the environment, the administration of justice, the operation of free markets, and governmental administration. The author examines how property registration systems affect all of these areas and makes suggestions for improving the procedure.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, agrarian policy reform, market liberalization, government administration.

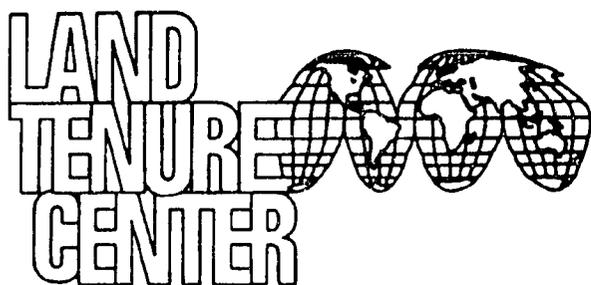
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Interplay among Land Law and Policy, the Environment,
the War on Drugs, Narcoterrorism, and Democratization:
Perspectives on Peru's Upper Huallaga Valley"***

**Author: Steven Hendrix
Land Tenure Center, University of Wisconsin-Madison, 1993.**

The "War on Drugs" has been fought in large part in Peru's Upper Huallaga Valley. The *Instituto Libertad y Democracia* has advocated an improved land titling system as the best means to restrict coca production. The author examines the ILD's antinarcotics titling plan in the socioeconomic and governmental context of the Upper Huallaga Valley and finds that a more broadly based approach is necessary for any amount of success.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, agrarian policy reform, government administration, tenure insecurity.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Progress toward Tenure Benchmarks
under the USAID/Bolivia P.L. 480 Program
and Recommendations for Future Action"***

**Author: Steven Hendrix
Land Tenure Center, University of Wisconsin-Madison, 1993.**

The author examines Bolivia's legal agrarian framework and recommends studies to be performed under the P.L. 480 agreement. These include an examination of possible liberalization of the land market and the necessary technical assistance that that would entail. The author also discusses the need for tenure workshops to distribute information on tenure options.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, agrarian policy reform, government administration, tenure insecurity.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Property Law Innovation in Latin America
with Recommendations"***

**Author: Steven Hendrix
Land Tenure Center, University of Wisconsin-Madison, 1993.**

In most Latin American agrarian reforms, governments created restrictions on rural landownership, usually in order to prevent a reconsolidation of large estates. Recently, Mexico, Nicaragua, Peru, and Honduras have each radically changed their old agrarian reform legislation, eliminating restrictions on agrarian reform properties, often with the support of USAID. The author examines the effects of these reforms and suggests that the removal of restrictions on reform property ownership be undertaken with great care due to the negative effects it has on the environment and historically disadvantaged groups.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, agrarian policy reform, private sector investment.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Land Tenure in Guyana: A Rapid Appraisal Report
with Recommendations on Policy Formulation and Registry
Modernization for the AID P.L. 480 Program"***

**Author: Steven Hendrix
Land Tenure Center, University of Wisconsin-Madison, 1993.**

Tenure problems are a major constraint to broad-based, sustainable economic development in Guyana. Since little or no information exists regarding environmental regulation, zoning, land taxation, and the like, various state, federal, and international agencies have created duplicative and costly information systems. The author presents recommendations for reform of the system of property registration to confront these problems.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, agrarian policy reform, market liberalization, government administration.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Property Registries"

Authors: Steven Hendrix and David Moyer
Land Tenure Center, University of Wisconsin-Madison, 1993.

In many LAC countries, the existing property registry systems are insufficient to allow the government to guarantee property boundaries effectively. The resulting insecurity can lead to many problems, especially regarding the delivery of governmental services. This bulletin examines how a multipurpose land information system (MPLIS) can assist governments in land-use management and examines MPLIS design, implementation, and cost.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, agrarian policy reform, private sector investment, government administration, tenure insecurity.

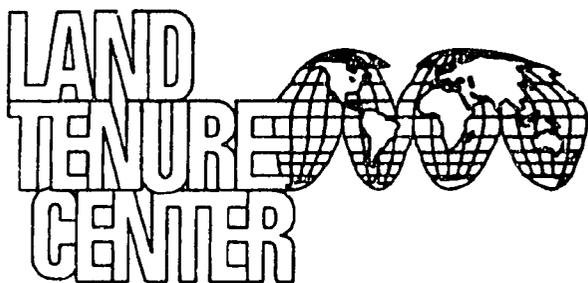
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Gender, Cash Cropping, and
Land Purchase Programs in Guatemala***

**Author: Carol Irvin
Land Tenure Center, University of Wisconsin-Madison, 1993.**

The stated goal of land reform programs in Latin America is generally to improve the standard of living of poor rural peasants. Often ignored, however, are the effects of these programs, specifically on peasant women. Irvin examines the ramifications of four recent nongovernmental land purchase programs on this group. Although the programs have allowed women to raise their incomes by increasing their involvement in the agricultural sector of the economy, they may have an adverse effect on the women's ability to maintain their households, which calls into question whether these programs actually improve the living standards of rural women.

ISSUES ADDRESSED: historically disadvantaged groups, food security, agrarian policy reform, private sector investment, rural development.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"The Economic Case for Land Reform: An Assessment of the
'Farm Size/Productivity' Relation and its Impact on Policy"***

**Authors: Jon Jonakin and Michael Carter
Land Tenure Center, University of Wisconsin-Madison, 1987.**

Land reform has been supported not only for egalitarian reasons, but also for reasons of productivity. Historically, observers have found an inverse relationship between farm size and productivity. Failures in land, credit, and labor markets have contributed to this problem. Recently, however, some have argued that technological progress and modernization will change this relationship. If so, say the authors, one can argue that there are no productivity gains to be made by breaking up the larger farms through land reform. Jonakin and Carter look to data to see when land reform will enhance productivity and when it will not.

ISSUES ADDRESSED: food security, agrarian policy reform, private sector investment, nontraditional agricultural exports, rural development, historically disadvantaged groups.

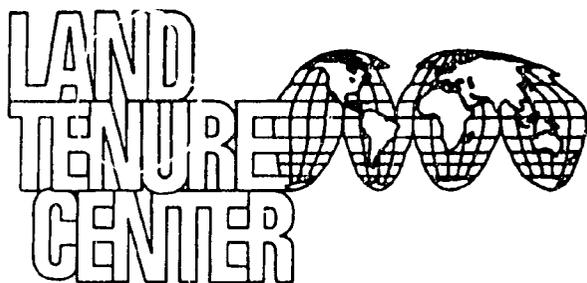
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Tenure Policy toward Common Property Natural Resources"

Author: Steven Lawry

Land Tenure Center, University of Wisconsin-Madison, 1989.

Local community management of natural resources is a popular remedy increasingly advocated for environmental policy. This paper takes the position that only in rare cases would local institutions assert effective control over communal resources, even if authority is decentralized. Lawry argues that effective management will not emerge by simply devolving authority to weak local institutions. His crisp, persuasive views are presented to allow the reader to identify the incentives and constraints to local-level management, including problems of inducements, authority, and the role of the state.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, debt reduction, debt-for-nature swaps, Enterprise for the Americas.

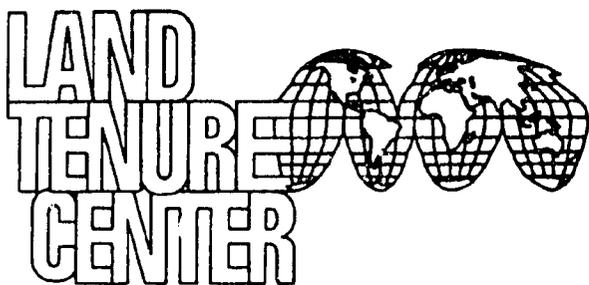
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Interpreting the Parcelation of Peruvian
Agricultural Producer Cooperatives"***

**Author: Jolyne S. Melmed
Land Tenure Center, University of Wisconsin-Madison, 1988.**

"Parcelation" is the process by which collective ownership and management of productive assets evolves into a new set of property rights involving at least some degree of individual management or ownership. Melmed examines whether privatization of cooperatives, resulting in completely individualized tenure, is desirable as a policy and why it has occurred. The paper suggests that restructured cooperatives or mixed-tenure forms which combine the advantages of cooperative and private tenure may be a preferable alternative to parcelation.

ISSUES ADDRESSED: historically disadvantaged, market liberalization, privatization, agrarian policy reform.

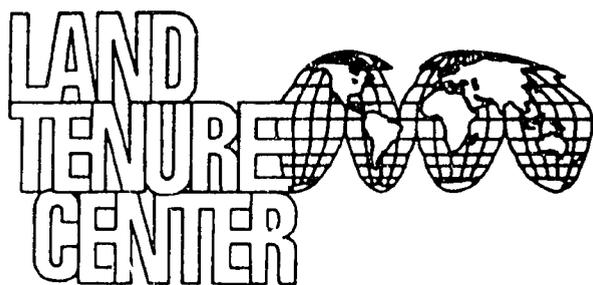
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Geographic Information Systems:
Definitions, Concepts and Applications"***

Author: David Moyer

**Institute for Environmental Studies, University of Wisconsin-Madison;
National Geodetic Survey, National Oceanic and Atmospheric Administration,
U.S. Department of Commerce, 1989.**

Geographic information systems, as we know them, are a relatively recent innovation. Moyer discusses how these systems integrate information on titling, cadastral surveys, zoning, wetlands, soils, and other areas into one cost-effective, multipurpose instrument.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment, democratization, disaster preparedness.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Production Cooperatives in Region II:
From Land Access to Economic Efficiency"***

**Authors: National Autonomous University of Nicaragua,
Free University of Amsterdam, and Land Tenure Center
Land Tenure Center, University of Wisconsin-Madison, 1990.
(In Spanish).**

Policymakers today are looking to enhance productivity. This book examines Nicaragua's cooperatives (specifically those in Region II) and makes recommendations for their economic viability over the long term. It discusses the great number of different organizational structures and models employed during the 1980s to achieve greater productivity while including the disadvantaged in the system. This depth of experience strengthens the recommendations, which would be of interest throughout the region where cooperatives are used.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment, democratization, privatization, Enterprise for the Americas.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Land, Trees and Tenure: Proceedings of an
International Workshop on Tenure Issues in Agroforestry"***

Editor: John B. Raintree
Land Tenure Center, University of Wisconsin-Madison,
and International Council for Research in Agroforestry, Nairobi, 1987.

This book brings together the work of an internationally recognized group of experts on tenure and agroforestry. It assesses the current state of knowledge on tenure issues in agroforestry and identifies priorities for research.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, agrarian policy reform, private sector investment.

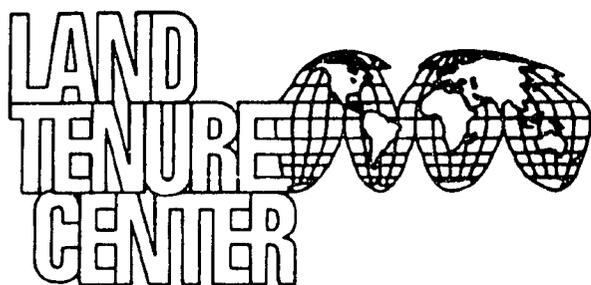
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"An Annotated Bibliography on
Communal Management of Forest Resources
in Latin America"***

**Authors: Silvia Rodriguez, Alberto Vargas,
Serge Dedina, and David Stanfield
Land Tenure Center, University of Wisconsin-Madison, 1991.**

This bibliography provides information on the management of forest resources by local communities. In most of Latin America, governments have strong ownership claims on natural resources. Rodriguez et al. enable readers to explore how these resources can be managed in an environmentally sound manner, using modern, sustainable agricultural practices, to benefit the disadvantaged, including indigenous groups, the poor, and women. The authors provide timely, relevant, and practical references to important issues for policymakers in addressing the concerns of communal management of forests.

ISSUES ADDRESSED: environment, historically disadvantaged groups, debt reduction, debt-for-nature swaps, Enterprise for the Americas, agrarian policy reform, private sector investment.

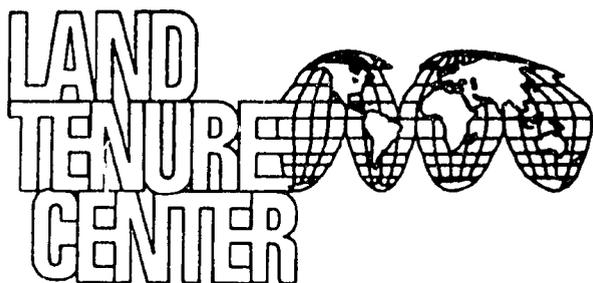
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Land Tenure Issues in Agricultural Development Projects
in Latin America"***

Author: Thomas Schweigert
Land Tenure Center, University of Wisconsin-Madison, 1989.

Schweigert first defines the concept of land tenure and explains how land tenure issues affect agriculture and agribusiness. He then applies this knowledge to the design of agricultural projects. Finally, he provides an overview of land tenure issues from a legal perspective. This paper will be of interest for anyone designing agricultural projects, devising projects for the disadvantaged, or concerned about agricultural productivity.

ISSUES ADDRESSED: historically disadvantaged, food security, nontraditional agricultural exports, agrarian policy reform, private sector investment.

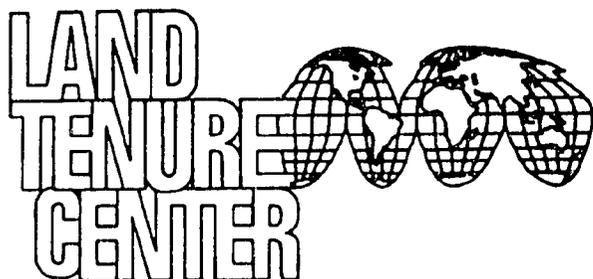
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"A Midterm Assessment of the FUNDACEN, INTA, and ANACAMPRO Land Market Programs in Guatemala"

**Authors: Thomas Schweigert and Ronald Strochlic,
with Ike Palm and Carol Irvin
Land Tenure Center, University of Wisconsin-Madison, 1992.**

This report examines a five-year LTC research study to assess the socioeconomic impacts of the FUNDACEN (*Fundación del Centavo*) land market project. FUNDACEN buys farms on the open market and then divides and sells them to landless small farmers. The study compares this project with similar operations run by INTA (*Instituto Nacional de Transformación Agraria*) and ANACAMPRO (*Asociación Nacional de Campesinos Pro-Tierra*). The study analyzes three levels of participation: the beneficiaries, the farms, and the institutions. This has led to an understanding of the similarities and differences in these projects.

ISSUES ADDRESSED: food security, tenure insecurity, agrarian policy reform, historically disadvantaged groups, rural investment.

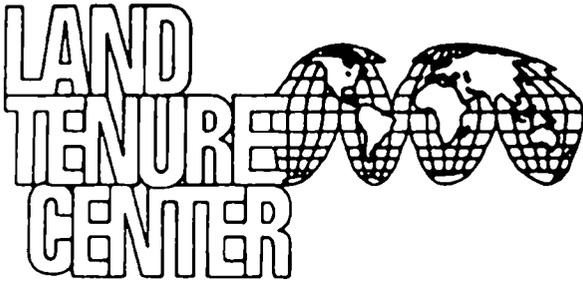
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"El Salvador Agricultural Policy Analysis:
Land Tenure Study"***

**Authors: Mitchell Seligson, William C. Thiesenhusen,
Malcolm Childress, Roberto Vidales
Land Tenure Center, University of Wisconsin-Madison, 1993.**

El Salvador has recently emerged from twelve years of civil war, but has the problem of landlessness—one of the central causes of that war—come any closer to resolution? Seligson et al. analyze data gathered from an extensive sampling of rural Salvadorans to paint the first clear picture of the land tenure situation in that country in this decade. The authors then examine the stark conclusions that emerge from these data when set against the major constraints on the nation's ability to act on the problem. They conclude with specific policy options designed to deal with the problems engendered by landlessness.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, democratization, government administration, food security, rural development, tenure insecurity.

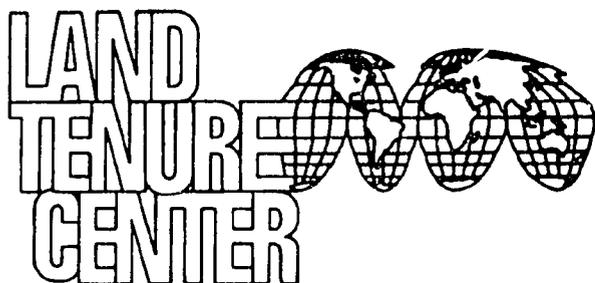
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"The Reform of Rural Land Markets
in Latin America and the Caribbean:
Research, Theory, and Policy Implications"***

**Authors: Eric Shearer, Susana Lastarria-Cornhiel, and Dina Mesbah
Land Tenure Center, University of Wisconsin-Madison, 1991.**

Land markets have been seen as an alternative to land reform to correct skewed land distribution in the LAC. Shearer et al. examine the data on land markets throughout the region and compare land with the other factors of production, labor and capital. After review of data from seven LAC countries, the functioning of the land market is found to reveal not a single market but two, one for large estates and another for small parcels. Formal and informal transactions are studied and explained in detail. Finally, the reasons for land market inefficiency—burdensome registration procedures, shortage of capital, and lack of access—are considered. The report is appended with a paper by Michael Carter and Dina Mesbah, "Economic Theory of Land Markets and its Implications for the Land Access of the Rural Poor" (June 1990).

ISSUES ADDRESSED: agrarian policy reform, private sector investment, market liberalization, democratization, government administration, historically disadvantaged groups, rural investment.

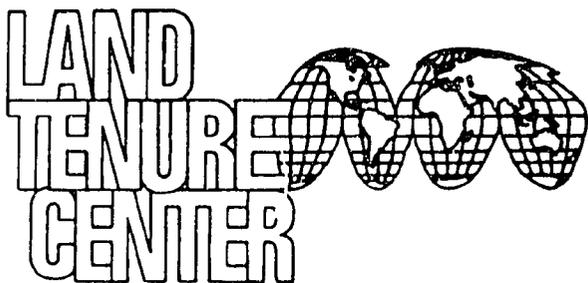
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Workshop Proceedings for Gender
and Natural Resource Tenure Research:
A Workshop Sponsored by the Land Tenure Center
of the University of Wisconsin-Madison, 3-4 October 1991"***

**Workshop Coordinator: Nancy Sheehan
Land Tenure Center, University of Wisconsin-Madison, 1992.**

This publication reviews the presentations and discussions of a gender-issues conference held in Madison, Wisconsin, USA. The workshop explored how the social relations between men and women determine the many tenure regimes and land use patterns found in developing countries; provided information on a variety of research methods used in assessing resource use and tenure patterns resulting from these social relations; and discussed theoretical and methodological issues in ongoing research, particularly with respect to present-day gaps and future priorities.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, rural development, urban development.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Rural Land Titling and Registration
in Latin America and the Caribbean:
Implications for Rural Development Programs"***

**Author: David Stanfield
Land Tenure Center, University of Wisconsin-Madison, 1990.**

Missions in Honduras, St. Lucia, El Salvador, and Ecuador, among other countries, have funded projects to provide secure titles to owners of land. The lack of such titles has been a major constraint to the development of agriculture and adequate housing. Have these titling projects led to better land markets, providing the disadvantaged with access to land? What has been their impact on credit and investment markets? How does the modernization of titling take place? What other uses does titling have? Stanfield addresses all of these issues as he discusses AID projects in Latin America and the Caribbean.

ISSUES ADDRESSED: agrarian policy reform, historically disadvantaged groups, private sector investment, democratization.

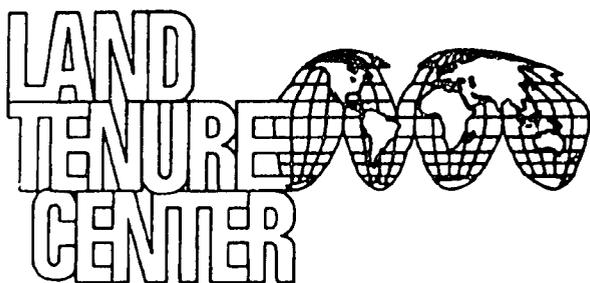
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"The Honduras Land Titling and Registration Experience"

**Authors: David Stanfield, Edgar Nesman,
Mitchell Seligson, and Alexander Coles
Land Tenure Center, University of Wisconsin-Madison, 1990.**

The phenomenon of untitled landholdings creates similar problems in the many countries where it occurs. Lack of title makes access to credit more difficult, discourages farmer investment, and leads to lower levels of productivity and inefficient operation of the land market. The Honduran experiment in land registration and titling was designed to ameliorate these problems through more effective protection of ownership rights. This paper examines the effectiveness of the land titling and registration program through field studies performed in various rural areas of Honduras. It offers a critique of the program and suggestions for improvement that will be useful to those dealing with similar programs or merely facing the same problems.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, rural development, government administration, urban development, tenure insecurity.

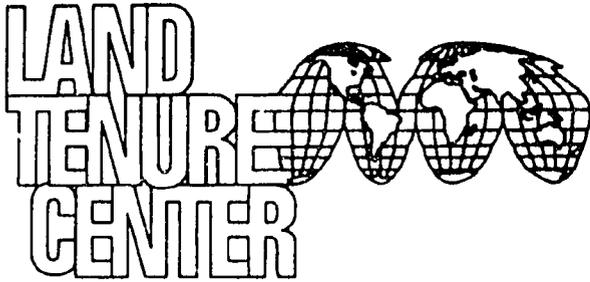
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"El Problema de la Inseguridad de Tenencia en Nicaragua"

Author: David Stanfield

Land Tenure Center, University of Wisconsin-Madison, 1992.

(In Memoria: "El Derecho Nicaragüense de la Propiedad después de la Reforma Agraria: Revolución, Democracia Participativa y Propiedad" (18, 19 y 20 de Agosto de 1992), pp. 119-131.

León: Universidad Nacional Autónoma de Nicaragua.)

Due to the high level of conflicts and legal disputes over the property rights in Nicaragua, private and public investment necessary for the rebuilding of the country will not be ventured. The objectives of this document are to present estimated data about tenure insecurity, explore the implications of tenure insecurity for sustainable development in Nicaragua, and draw the principal lines of a strategy for legalizing tenure and reducing legal insecurity.

ISSUES ADDRESSED: tenure insecurity, government administration, trade and investment, agrarian policy reform, historically disadvantaged groups, private sector investment, democratization.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Land Rationalization and Development Program:
Final Report"***

**Authors: David Stanfield and Norman Singer
Republic of Trinidad and Tobago,
Ministry of Agriculture, Land and Natural Resources, and
Land Tenure Center, University of Wisconsin-Madison, 1992.**

This report introduces the overall land situation in Trinidad and Tobago, provides a diagnosis of the problems and constraints associated with its current land tenure situation, and presents a summary of the components of the Land Rationalization and Development Program Action Plan as envisioned.

ISSUES ADDRESSED: tenure insecurity, environment, management of natural resources, government administration, historically disadvantaged groups, rural investment.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Land Tenure and the Management of Land Resources
in Trinidad and Tobago: Part 1: Land Tenure"***

**Editors: David Stanfield and Norman Singer
Land Tenure Center, University of Wisconsin-Madison, 1993.**

This study, undertaken for the Government of Trinidad and Tobago, explores the nature and extent of tenure insecurity in both urban and rural contexts, though the focus is on agricultural land-tenure problems. The paper examines the constraints posed to future development of Trinidad and Tobago by the legal and social insecurities of the present land-tenure system. It also examines the ways in which tenurial systems of the past have helped to create environmental problems and investigates several strategies for protecting fragile ecosystems.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, rural development, government administration, urban development, tenure insecurity.

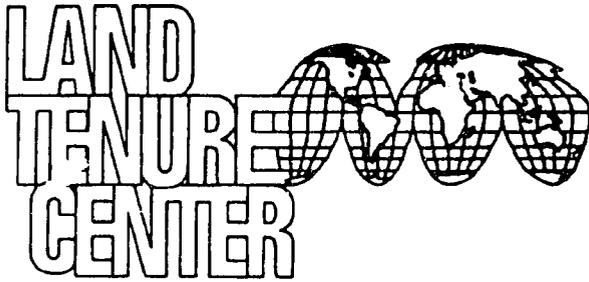
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Land Tenure and the Management of Land Resources
in Trinidad and Tobago:
Part 2: Institutional Roots of Tenure Insecurity"***

**Editors: David Stanfield and Norman Singer
Land Tenure Center, University of Wisconsin-Madison, 1993.**

In this study the editors collect and organize field studies of all aspects of Trinidad and Tobago's land tenure system with an eye toward the rationalization of land management in that country. The study examines cadastral survey techniques, the legal system of land management, the property registration system, land management by government agencies and international donor organizations, the current approach to settlement development and squatter regularization, and the economic viability of the current land-rationalization program.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, rural development, government administration, urban development, tenure insecurity.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Agrarian Reform in El Salvador"

**Authors: John Strasma, Peter Gore, Jeffrey Nash, and Refugio I. Rochin
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison, 1983.**

Strasma et al. assert that the agrarian reform movement is still very much alive in El Salvador. Appraisal, compensation, and titling appeared on track at the time of the review. Productivity in the land reform sector was about the same as in the rest of agriculture. To enhance the effectiveness of the reform and to consolidate it in favor of the beneficiaries, the authors make a number of pragmatic recommendations.

ISSUES ADDRESSED: agrarian policy reform, historically disadvantaged groups, private sector investment.

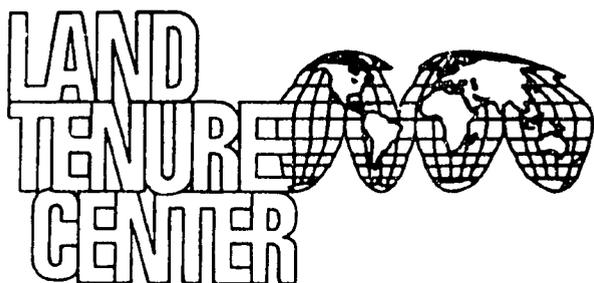
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"What Does It Mean to Be a Beneficiary?
The Rights and Obligations of Members in
Agrarian Reform Cooperatives, El Salvador, 1985"***

**Author: John Strasma
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison, 1985.
(Department of Agricultural Economics Staff Paper No. 243).**

Reviewing five case studies, Strasma reveals that beneficiaries do not see themselves as the owners of cooperatives, but as day laborers. Since many cooperatives do not have sufficient working capital of their own, they often cannot finance normal commercial transactions. Given the excellent quality of the land they possess, the cooperatives are less productive and less profitable than they ought to be. With these conclusions, Strasma outlines a number of pragmatic short- and medium-term recommendations and solutions.

ISSUES ADDRESSED: agrarian policy reform, historically disadvantaged groups, private sector investment.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Fuentes para la Investigación de la Reforma Agraria y del Desarrollo Económico en El Salvador: Una Bibliografía"

Author: John Strasma
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison, 1988
(Department of Agricultural Economics Staff Paper No. 290).

Strasma presents a bibliography of research sources on the agrarian reform of 1980 and other development issues in El Salvador. (In Spanish; also available in English.)

ISSUES ADDRESSED: agrarian policy reform, historically disadvantaged groups, private sector investment.

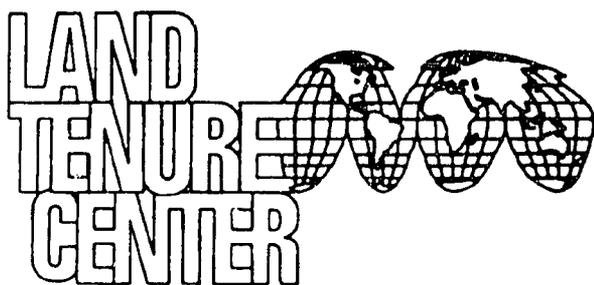
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Agricultural Land Taxation in Costa Rica"

Author: John Strasma
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison, 1988.

Strasma provides an overview of the progressive property tax system in Costa Rica. Costa Rica has a tax on agricultural land and other real estate that on paper is not very different from that of the United States and other developed countries. In practice, however, tax assessments are based mainly on self-declared values, which tend to be low. Effective annual mechanisms to update the assessed value for inflation are inadequate. Appeals of assessments involve lengthy procedures. Strasma also evaluates luxury construction taxes and the transfer tax system. Finally, the author discusses the effects of the lack of a modern cadastral system.

ISSUES ADDRESSED: agrarian policy reform, historically disadvantaged groups, private sector investment, urban development/housing, democratization.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Making Land Banks Viable:
Two Successful Approaches to Collecting Loans Made to
Small Farmers in Central America and the Caribbean"***

**Author: John Strasma
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison, 1990
(Department of Agricultural Economics Staff Paper No. 323).**

Many agricultural credit programs in Latin America founder because of low interest rates and uncollectible loans. Still, various governments in Central America and the Caribbean are now considering the feasibility of creating land banks, or similar mortgage-funding facilities, to enable the homeless, rural landless, and small farmers to buy property in the market. Strasma discusses how to eliminate loan delinquency and make such financing viable and sustainable in the long term. He bases his arguments on two programs in which lenders achieve 100 percent collection rates at little administrative expense and with virtually no political cost.

ISSUES ADDRESSED: agrarian policy reform, historically disadvantaged groups, private sector investment, urban development/housing.

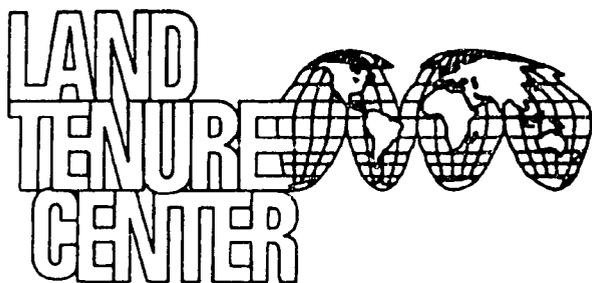
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Reforming the 1980 Land Reform:
An Analysis of Proposals to Consolidate Debts and
Allow Beneficiaries to Decide on Land Ownership and Production
in Land Reform Projects in El Salvador"***

**Author: John Strasma
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison, 1990.**

Strasma analyzes the debt situation of the beneficiaries of El Salvador's 1980 agrarian reform and provides policy recommendations. He discusses reorganization of the ISTA cooperatives and the creation of viable, self-sustaining, land-market finance mechanisms through which *campesinos* can get loans to buy land from willing sellers. Strasma concludes that the cooperatives can be reorganized and their debt problems dealt with effectively. He also documents how one viable land-market mechanism already exists and maintains that it could be extended, at no cost to taxpayers, to include a modest program of farmland sales to *campesinos*.

ISSUES ADDRESSED: agrarian policy reform, historically disadvantaged groups, private sector investment, urban development/housing.

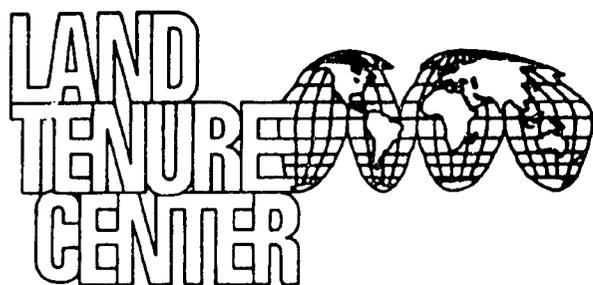
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Are Land Banks Feasible as Market-Driven Substitutes
or Complements of Land Reform?"***

**Author: John Strasma
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison, 1991.**

The era of major land reform is over in Latin America, Strasma tells us. He discusses the supply and demand for land, the roles of land reform and land markets, factors influencing the price of land, the critical role of (and problems associated with) down payments, the potential for off-farm income, and alternative models for design. Strasma also lists the necessary prerequisites to a successful land bank in practical, programmatic terms.

ISSUES ADDRESSED: agrarian policy reform, historically disadvantaged groups, private sector investment, urban development/housing.

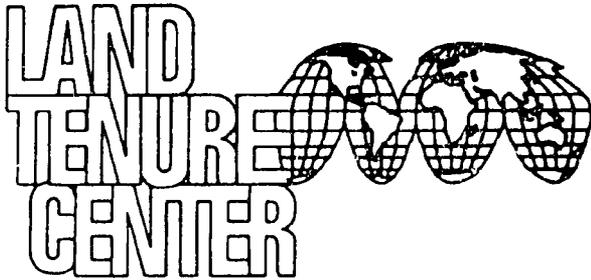
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"The Prospects for Commercial Land Market
Finance Mechanisms in Guatemala, 1991"***

**Author: John Strasma
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison, 1991.**

The rural land market in Guatemala is highly imperfect. Strasma states that a development goal should be to create viable, replicable mechanisms to transfer land without high subsidies by donors, excessive transaction costs, or heavy operating expenses for intermediaries. Strasma examines the land market and concludes that: (1) sellers will carry much of the financing; (2) buyers will have to make down payments; (3) buyers who fail to make payments will have to sell their land to other *campesinos*, who will assume the balance of the debt; (4) prices and payments will have to be indexed; and (5) buyers should pay something toward transaction costs.

ISSUES ADDRESSED: agrarian policy reform, historically disadvantaged groups, private sector investment, urban development/housing.

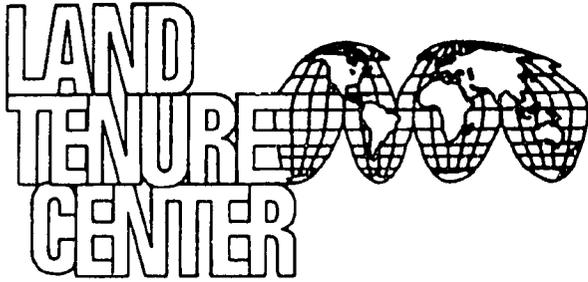
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Land Taxes and Land Reform in the Third World:
Recent Experiences in Latin America, Asia and Eastern Europe"***

Author: John Strasma
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison
***SA Tax Review*, vol. 5 (1992), pp. 106-112.**

Strasma looks at the often controversial subject of land taxes, studying the most recent developments in this field throughout the developing world. He then places these experiences in the context of Southern Africa, drawing lessons that can be used on both sides of the comparison.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, government administration.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Land Tenure and Agricultural Productivity
in the State of Maranhão, Brazil:
Some Empirical Evidence"***

**Authors: John Strasma and Tulio Barbosa
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison, 1992.**

Land reform has been supported not only for egalitarian reasons, but also for its impact on productivity. Reviewing empirical data gathered in Brazil in 1980, the authors conclude that implementation of a land redistribution project would lead to large increases in farm production and income.

ISSUES ADDRESSED: historically disadvantaged groups, food security, agrarian policy reform, private sector investment, nontraditional agricultural exports, rural development.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Accelerating the Resolution
of Property Cases in Nicaragua, 1994:
Analysis of the Current System, with Recommendations"***

**Authors: John Strasma and Javier Molina
Department of Agricultural Economics, and
Land Tenure Center, University of Wisconsin-Madison, 1994
(Report presented to Ministry of Finance, Managua, Nicaragua).**

This report assesses the problems that have emerged in the process of restitution and compensation for confiscated property rights in Nicaragua. The authors propose alternatives to raise the eroded value of 20-year indemnization bonds issued by the government to compensate confiscations of the Sandinista regime, and several measures to reorganize and improve the ill-functioning institutional framework in which property rights are defined and enforced in the country.

ISSUES ADDRESSED: tenure insecurity, government administration.

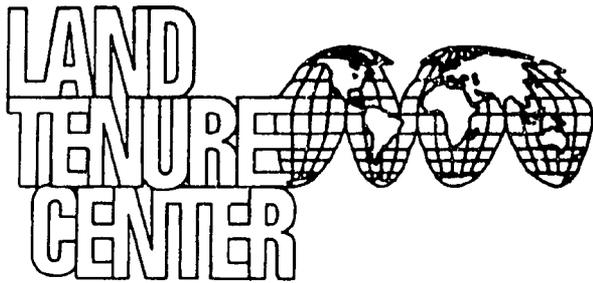
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Farmland Transfers and the Role of Land Banks in Latin America"

Author: Randy Stringer

Land Tenure Center, University of Wisconsin-Madison, 1989.

Many of the agrarian land reform programs fell short of their goal of redistribution of inefficient large farms for more productive use. As a result, attention has increasingly focused on land markets to reallocate resources to the most productive users. This in turn creates interest in land transfers and how they take place. Stringer examines how farmland financing programs can promote rural development through interventions in the land-transfer process.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment.

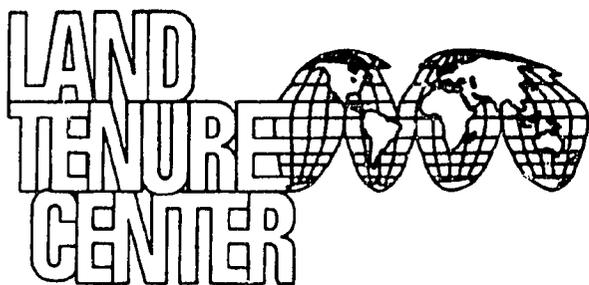
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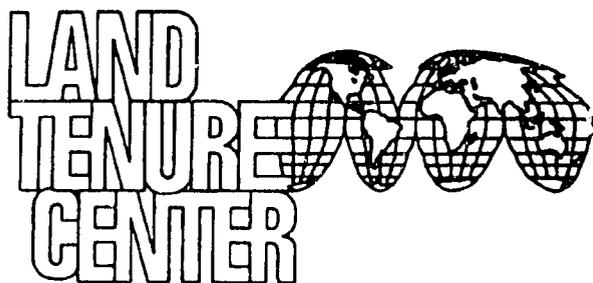
"Searching for Agrarian Reform in Latin America"

Editor: William C. Thiesenhusen
Boston: Unwin Hyman, 1989.

Thiesenhusen and seventeen other authors combine to create the book on agrarian reform in Latin America and the Caribbean, with specific, detailed discussions of experiences in Ecuador, Peru, Chile, Mexico, the Caribbean, and Central America. The book challenges preconceived notions of land reform and explores the future of reform. Thiesenhusen himself concludes the collection of case studies with an overview of the themes common throughout the LAC.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, private sector investment, democratization.

This book is available from the Land Tenure Center Library through interlibrary loan (contact your librarian for details on how to obtain books by this method) or can be purchased directly from the publisher (Unwin Hyman, 8 Winchester Place, Winchester, MA, 01890, USA).



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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Brazil's Agrarian Structure: Changes from 1970 through 1980"

Authors: William C. Thiesenhusen and Jolyne Melmed-Sanjak
***World Development*, vol. 18 (1990), pp. 393-415.**

This empirical study examines the structural patterns that surround the growth and modernization of Brazil's agrarian economy and addresses the question: Should agrarian policy focus more on increasing land productivity than on increasing labor productivity? Are smaller farmers more productive than larger (and more affluent) ones? Thiesenhusen and Melmed-Sanjak answer "yes" to both questions in their review of Brazilian agriculture and productivity and offer explanations and implications. They state that the agricultural peasantry will not "disappear" in the near future with the introduction of new capital and equipment on larger farms.

ISSUES ADDRESSED: agrarian policy reform, private sector investment, historically disadvantaged groups.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Evaluation of Land Reforms in Latin America"

Author: William C. Thiesenhusen
Land Tenure Center, University of Wisconsin-Madison, 1991.
(In VASKhNIL/FAO International Seminar: "Land Reform
and the Problems of Land Legislation," Moscow, June 1991,
edited by E.S. Kern, pp. 145-169. Rome: FAO, 1992.)

Thiesenhusen sets out to provide an overview of land reform in Latin America. First, he shows how the case for land reform was argued in Latin America. Next, he discusses the advantages and the shortcomings of a "large farm-small farm" postreform agrarian structure, arguing that the recent trend is toward small farms. Then, he treats some unanticipated economic "side effects" of agrarian reform. In conclusion, he sets forth accomplishments of land reform.

ISSUES ADDRESSED: agrarian policy reform, private sector investment, historically disadvantaged groups.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

"Have Agricultural Economists Neglected Poverty Issues?"

Author: William C. Thiesenhusen

***Pakistan Development Review*, vol. 30 (1991), pp. 551-578.**

Thiesenhusen chronicles the diminished amount of intellectual activity devoted to understanding rural poverty in the Third World. He notes that since so many of the root problems in Third World countries are in the rural sector, agricultural economists have a special responsibility: they are, by definition, applied social scientists; they investigate the empirical bases for real-world economic problems and devise suitable alternative policies. Thiesenhusen addresses: (1) the reasons for agricultural economists' neglect of rural poverty, (2) the consequences of large amounts of rural poverty for development, (3) the efficacy of on-site approaches to alleviation of rural poverty, (4) the shape of the current growth-equity debate concerning poverty reduction, and (5) new and promising methods for coping with rural poverty.

ISSUES ADDRESSED: historically disadvantaged groups, debt reduction strategies, agrarian policy reform.

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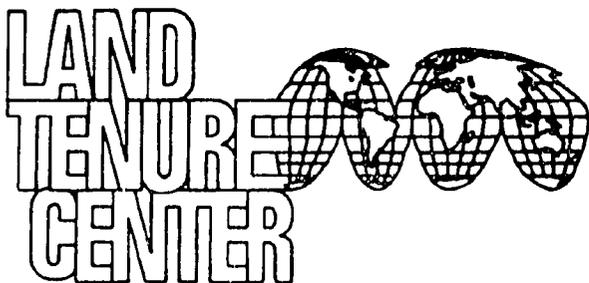
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Implications of the Rural Land Tenure System
for the Environmental Debate: Three Scenarios"***

Author: William C. Thiesenhusen
***Journal of Developing Areas*, vol. 26 (1991), pp. 1-23.**

The relationship between sustainable resource use and the rural land-tenure system is often an inadequately examined dimension of the tension between environmental degradation and agricultural development. Land tenure figures in at least three rather extreme Third World scenarios where rapid natural-resource destruction is a by-product. All involve a spillover of the population onto preserves of natural resources. First, all constraints to moving people onto pristine areas may have already been overwhelmed and land tenure plays a relatively benign role. Second, land tenure institutions may have responded to slow, long-term economic growth by becoming extraordinarily labor-absorptive. Third, land tenure systems may expel populations to cities and frontier areas in a premature manner and at a rapid rate.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups.

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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"The Relation between Land Tenure and Deforestation
in Latin America"***

Author: William C. Thiesenhusen
Land Tenure Center, University of Wisconsin-Madison, 1991.
**(Prepared for symposium, "Strategies for Sustainability:
Animal Agriculture and Natural Resources in Central America,"
San José, Costa Rica, October 1991.)**

The author raises a number of important issues in the environmental debate. He asserts that land tenure problems are often either root causes of or play an important role in deforestation. A search for policies to rectify a situation in which trees are destroyed in a wanton fashion is a priority in Latin America. Poverty and deforestation are inextricably linked; the poorest are direct actors in deforestation, but are usually only agents for the elite who hold the prime agricultural land.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups.

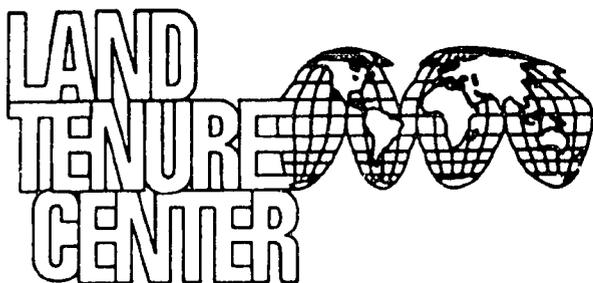
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Guatemala's Maya Biosphere Reserve:
Can It be Protected?"***

Author: William C. Thiesenhusen
***Choices*, 1993, pp. 26-27.**

The Guatemalan government recently designated the northern third of the Petén, including diverse ecosystems such as moist woodland, flat savannas, and dry forests, as the Maya Biosphere Reserve. Thiesenhusen discusses the difficulties of maintaining the reserve while forest dwellers are permitted to remain and examines policy concerns in both the sending and the receiving communities.

ISSUES ADDRESSED: environment, management of natural resources, historically disadvantaged groups, government administration.

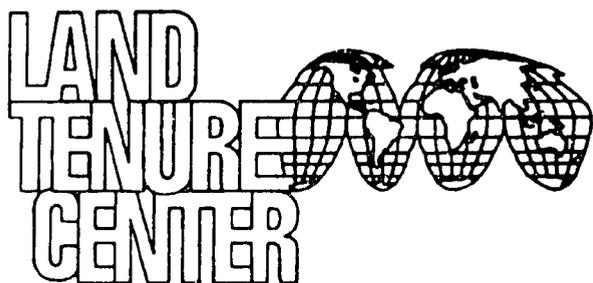
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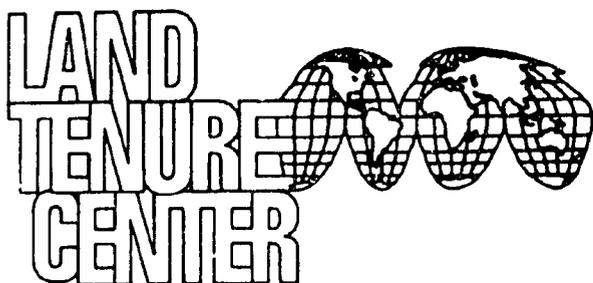
***"Broken Promises:
Agrarian Reform and the Latin American Campesino"***

**Author: William C. Thiesenhusen
Boulder, Colo.: Westview Press, forthcoming.**

The author introduces students of development to problems of granting access to land to the rural poor of Latin America. He analyzes the history and accomplishments of agrarian reform in Mexico, Bolivia, Guatemala, Chile, El Salvador, and Nicaragua. He concludes that in general the reforms have not done well because of the multiplicity and exaggerated nature of their expected impact and hence their vulnerability as policy instruments. Reforms throughout the region are now being reorganized with an emphasis on privatization, the author observes, while the stark poverty which provoked land reform in the first place remains disturbingly widespread.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform, agricultural productivity and sustainability, environment, nontraditional agricultural exports, rural investment/rural development, tenure, tenure insecurity.

This book is forthcoming from Westview Press.



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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Hacienda Dissolution, Peasant Struggle,
and Land Market in Ecuador's Central Highlands
(Cantón Colta, Chimborazo Province)"***

**Author: Mark Thurner
Land Tenure Center, University of Wisconsin-Madison, 1989.**

Thurner describes the recent emergence of peasant petty-commodity production in a microregion formerly dominated by large estates. He contends that the formation of the peasant sector in Colta can be traced to the fragmentation of landed estates by inheritance since the early twentieth century and to the nearly constant, even everyday struggles between landlords and tenants over access to hacienda resources. The land market obeys the terms of local power. Thurner's description of these power relationships gives the reader understanding and insight into how the local land market actually works.

ISSUES ADDRESSED: historically disadvantaged groups, agrarian policy reform.

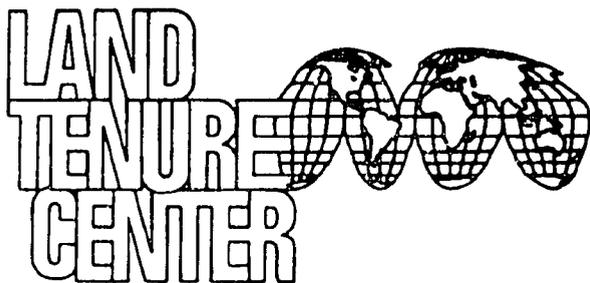
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NEW LAND TENURE RESEARCH STUDIES AVAILABLE:

***"Farmland Degradation in Developing Countries:
The Role of Property Rights and an Assessment of
Land Titling as a Policy Intervention"***

**Author: Daniel Wachter
Land Tenure Center, University of Wisconsin-Madison, 1992.**

This is a synthesis paper of environmental policy, property rights economic theory, and empirical literature which develops a framework for discussing the impact of land titling. Wachter approaches the links between land tenure and land degradation in developing countries from a property-rights economic perspective. The study holds that land titling as a solution is concerned with more than simply individual, freehold land titles; for land resources with unclear or nonexistent rights, common property or state ownership are conceivable solutions under certain circumstances.

ISSUES ADDRESSED: environment, management of natural resources, agricultural productivity and sustainability, agrarian policy reform, private sector investment, historically disadvantaged groups.

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