
<table>
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<tr>
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<td>Country</td>
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<td>Organizing Theme</td>
<td>Economic Opportunities and Access to Assets</td>
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**Abstract**

While early attempts at land titling in Africa were often unsuccessful, factors such as new legislation, low-cost methods, and increasing demand for land have generated renewed interest. A four-period panel allows use of a pipeline and difference-indifferences approach to assess impacts of land registration in Ethiopia. We find that the program increased tenure security, land-related investment, and rental market participation and yielded benefits significantly above the cost of implementation.

**Gender Connection**

Gender Focused Intervention

**Gender Outcomes**

Women's owned property, investment

**IE Design**

Difference in Difference

**Intervention**

Ethiopia embarked on a land titling program that attempted to sidestep the failures of other African titling program. The program has 4 unique arms (1) It issues no alienable use rights certificates (2) promotes gender equality with joint land ownership (3) uses a participatory process of field adjudication and (4) uses the community to identify the boundaries.

**Intervention Period**

2006-2011

**Sample population**

The sample is comprised of 900 randomly selected households and 4000 plots cultivated by the households.

**Comparison conditions**

Pipeline

**Unit of analysis**

Household and land plots level

**Evaluation Period**

The paper utilizes panel data ranging from 1999-2007

**Results**

Certification resulted in significant reduction of tenure insecurity and an increase in land-related investment. The propensity to invest in water conservation increased between 20-30%. From panel estimates, the increased investment appears to be sustained over the long-term. The propensity to rent land increases by 9-13%. The titling had significant positive impacts on the rate at which female headed households rented their land.
Primary study limitations

Funding Source
Gender Action Plan, Global Land Tools Network, Norwegian ESSD Trust Fund

Reference(s)

Link to Studies
http://171.66.125.237/content/87/2/312.short

Microdata