



Bahir Dar University
Institute of Land Administration
PhD Curriculum in Land Policy and Governance

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1. RATIONALE OF THE PROGRAM

Land is a fundamental resource in any society with far reaching social, cultural and economic implication. It is the source of life itself and the foundation of all forms of human activity; from it we obtain the food we eat, the shelter we need, the space to work, and the room to relax. Its control and use has far-reaching implications on how a society is organized and informs on how the means of production and exchange are regulated. It also determines households' ability to produce their subsistence and generate marketable surplus, their social and economic status, their incentive to exert non observable effort and make investments, and often also their ability to access financial markets or to arrange for smoothing of consumption and income. It is thus logical that whoever controls land has an upper-hand in most of the matters in the society.

Moreover, land is not only the earth that people walk on. It is fundamentally the way people think about place (Williamson et al., 2010). The development of society as a dynamic and continuous process has in fact a resilient impact on the nature of relationship between mankind and land and on the way people think about land. Thus, land administration as profession and discipline has emerged or was introduced to manage the rapport between society and land. The intellectual roots of the discipline in the management of people-to-land relationships are much older and have been part of civilizations for millennia (Williamson et al., 2010). Since people to land relationship in any society are not stable but are continually evolving, the functions and components of land administration systems are also evolving and changing every time driven by the development of land markets and the idea of sustainable development (Williamson, 2005; Molen, 2002; Ting and Williamson, 1999).

Currently, sustainable development is the major policy justification for evolution of land administration systems in addition to development of land markets and information technology. Thus, the changes in people-to-land relationships came about because of pressures on the environment caused by population increases and rapid urbanization, use and misuse of resources, reorganization of national states and advancement of information technology (Williamson et al., 2010; Ting and Williamson, 1999). As a result, sustainability theory now underpins the policy objectives of many countries and land administration is becoming a very crucial tool to achieve sustainable development.

As it is pointed out in the Bathurst Declaration on Land Administration for Sustainable Development (1999), the relationship between land and people has resulted in degradation of land due to unsustainable land use practices; lack of land for suitable urban development; lack of security of tenure (which in many societies impacts most severely on women and children); inequitable access to land by indigenous peoples and minority groups and women; increasing

vulnerability to disaster; destruction of bio-diversity; lack of adequate planning and of effective Land Administration and Management; tensions between environmental conservation and development; and impact of market forces on traditional economies and tenures.

Land in Ethiopia, like that of other countries is a basic and scarce community resource which has not been managed and used properly due to lack of well trained professional in the area of land governance and policy. Despite the groundbreaking achievements recorded in the expansion of BSc and MSc training programs in land administration, there is no PhD training program on land policy and governance matters. Thus, land issues in Ethiopia seek higher level experts who would be engaged in policy formulation, teaching and research in universities and colleges, and lead and organize land related activities at various levels of the land administration institutions. Given the growing demand for land administration/governance and the challenges that lie ahead, opening PhD program in land governance and policy is an overdue. The rapidly growing economy, and the continuous population growth along with the inelastic nature of land have induced a very strong pressure and demand on land and this indeed requires highly qualified land administration experts who can be involved in:

- ✓ Land governance and policy formulation;
- ✓ Teaching and research in universities and other research institutions;
- ✓ Leading and organizing land issues at various levels of the land administration systems.

However, PhD program in land policy and governance has not been launched in Ethiopia so far. The reality on the ground shows that many teaching staffs in the Institute of Land Administration in Bahir Dar University as well as in other Universities and government and non-governmental organizations that have MA/MSc/LLM/M.Phil in land related fields need to be upgraded. Moreover, the governments efforts to enhance the country's economy makes it essential to carry out policy reforms on the rural and urban land administration and this demands professional inputs. There is however a mismatch between the demand for high level professionals and access to PhD level training in the country. Considering this gap through analysis of policy frames and experiential encounters with the different stakeholders, the Institute of Land Administration of Bahir Dar University, as the pioneer and leading institute in the area of land administration

having competent and qualified staff has to take measures to fill this national gap. The move to address the national agenda is in line with the vision of Bahir Dar University which is stated as becoming one of the ten premier research universities in Africa by 2025. To achieve this goal, expanding PhD programs that reinforce engagement of academics staff as well as students in research activities becomes a priority. The launching of the PhD program in land policy and governance at BUD is therefore a timely and a rational institutional development intervention. Although ILA has the professional and technical expertise to run the programme efforts will be made to establish strong links with experienced international institutions that are engaged in similar academic programmes.

2. OVERALL OBJECTIVES OF THE PROGRAM

The Institute of Land Administration in Bahir Dar University was established with the broader objectives of producing adequately trained, qualified and competent professionals equipped with the required knowledge, skill and attitude in the field of land administration and management in accordance with the country's need of trained human power. Accordingly, this program is primarily intended to produce high level land related academicians and researchers, land policy formulators and advisors, and managers of land administration institutions. The launching of this program is also intended to enhance the employment and use of innovative tools and skills in a bid to solve contemporary land administration issues in land administration institutions at federal and regional level. More specifically, this PhD program is anticipated to capacitate graduates who can:

- Apply the knowledge and skill they have acquired from the PhD program to solve contemporary societal problems in land policy and governance;
- Create innovative land governance tools that can modernize existing land administration systems;
- Contribute in capacitating the man power of private and public sectors in the field of land administration and management;
- Conduct original research on various land related problems and contribute to fill knowledge gaps in the area of land policy and governance at national, regional and global level;

- Produce and disseminate scientific research outputs that have national and regional significance;
- Assist in land policy formulation, evaluation and implementation programs of the government;
- Lead land related institutions and projects at national and international level;
- Consult policy makers, private sector, international organs and others working on land related areas.

3. PROGRAM PROFILE

3.1 Admission Requirements

An applicant for admission to the PhD in Land Policy and Governance should meet the following academic requirements:

1. Applicants with MA/MSc/LL,M/MPhil in land administration and management, land economics, natural resource economics, environmental economics, development economics, real estate development and management, environmental law, development studies, urban and regional planning, urban development and management, geomatics (GIS & Surveying), geography, natural resource management, agriculture economics and other land related fields can be enrolled in the program;
2. Applicants must have scored a minimum of 3.00 CGPA at the MA/MSc/LL,M/MPhil level;
3. Applicants must have scored a minimum of ‘**Good**’ pass or its equivalent in their master thesis;
4. Applicants have to prepare and submit synopsis that shall be screened by a committee of professors in the university.
5. A Motivation letter,
6. Two recommendation letters,

3.2 Duration of Study

The duration of the program shall be 4 years. The program has both course work and research work.

3.3 Graduation Requirement

The PhD candidate is entitled to graduate provided that he/she has:

- i. Taken at least a total of 24 credit hours in four years period;
- ii. Scored a minimum of 3.00 CGPA;
- iii. The minimum course score should be “B”, it implies no graduation with “C” ;
- iv. Successfully completed the PhD dissertation with a minimum of ‘Good’ grade;
- v. Produce a monograph with at least one article published in a peer reviewed journal or at least three articles published in peer reviewed journal which shall finally be combined into one monograph.

3.4 Degree Nomenclature

The degree to be awarded shall be named:

In English: *Doctor of Philosophy in Land Policy and Governance*

In Amharic: **የፍልስፍና ዶክትሬት በመሬት ፖሊሲና አስተዳደር**

3.5 Assignment of Code Numbers for Courses

All Land Policy and Governance courses are coded as “LPG” followed by three digit numbers. In coding the courses, three letters from the program name Land Policy and Governance are proposed: “L” from Land, “P” from Policy, and “G” from Governance, and hence LPG. The number after LPG is an extension of the BSc undergraduate and MSc level post graduate numbering:

A. The first digit indicates the level of the course in terms of year, i.e., ‘7’ for first year courses, and ‘8’ for second year courses.

B. The last two digits indicate the order of the course in the module

3.6 Modes of Learning

3.6.1 Course Reading

It is assumed that the PhD students are independent learners. So, the philosophy of the program is based on self-mediated learning. The program will provide an opportunity for the learners to realize this philosophy through self help reading and research. Although there are some courses

to be offered through lecture method, most of the courses would be seminar based where in students are supposed to work on term papers, read and review of articles, book chapters and case studies to complete the course. Guest Professors will be invited from partner institutions such as Ethiopian Land Research and Development Network (ETHIOLANDNET), East African Land Administration Network (EALAN), European, and American Universities.

3.6.2 Dissertation

Students shall start working on their dissertation starting from the first year of their registration and shall complete their proposal for approval by the first semester of second year. Students must complete all the foundation courses before they start working on their dissertation. The dissertation shall be a monograph or article based. Those who shall prepare a monograph are required to publish at least one article in a peer reviewed national or international journal. And those who prepare their dissertation in articles shall publish at least three articles in a peer reviewed national or international journal which shall be combined in one monograph. Approval of dissertation title and assignment of supervisors would be in accordance with the legislation of the University.

4. ACADEMIC RULES AND REGULATIONS

This program will be by and large abided by the academic rules and regulations of Bahir Dar University. Thesis supervision and examination, academic honesty and academic status of students, and other academic issues will be treated in accordance with the particulars stated as follows. Issues which are not covered in with this curriculum shall be treated in accordance with the senate legislation of the Bahir Dar University:

4.1 Team Teaching

When the nature of the course requires, team teaching will be applied to provide effective students' learning. Thus, eligible professors in the program or the affiliated staff shall be assigned to offer courses in teams. While working together,

1. The credit hours for the courses shall be divided among the instructors in proportion to work load to count them as teaching loads;
2. If the instructors are assigned to give lectures for limited hours, such as they lecture on a specific area for some time as may be allotted by the head instructor of course, the time

he/she has taught will be divided to the total hours course takes; and that will be considered as their teaching load in that course;

3. Candidates' grades shall be determined by the aggregate marks given by the teaching team;
4. There will be a head teacher for the course so that he/she will coordinate the team members to offer the course.

4.2 Status of Teaching and Advising Staff

The teaching staffs who offer a course at a PhD level should be Professors or Associate professors in the area of land administration and management related studies. Likewise the principal supervisors/advisors for PhD dissertation should be Professors and Associate Professors in the area of land administration and management related studies. The co-supervisors/advisors could be Assistant professors and above in the area of land administration and management related studies.

4.3 Publication

One of the graduation requirements is to publish a monograph with at least one article in a peer reviewed journal or three article in a peer reviewed journal. As further indication:

1. A candidate may publish a peer-reviewed article in national or international journals;
2. If the final article is accepted for publication in a peer reviewed journal, the candidate can be eligible for graduation.
3. The procedure for peer assessment of the articles and the selection of reputable journals shall be as per the University's regulations.
4. Candidates may publish an article in cooperation with their supervisors/advisors or others.
Will this count as one full article for the student????

4.4 Teaching Load of PhD Candidates

Candidates are expected to work 3 credits a week in the university. This law works for BDU and other staffs who are studying for their PhD in the University.

4.5 Seminars, Workshops, and Experience-Sharing Forums

Regular seminars (every two weeks) will be held as part of the program. Candidates shall participate in workshops and seminars in the University, at BDU, and even abroad on the basis of winning grants. Candidates may present papers, such as their proposals and other progresses they make in their study, to BDU staffs to develop experience-sharing forums. Candidates are required to present three seminars that consist of their PhD proposal, literature review and major findings before sitting for PhD defense as mandatory.

4.6 Program Administration

As per the legislation of BDU, the post graduate program and research coordination office of the Institute of Land Administration will run the PhD program and is responsible to administer what?????. The course teacher in cooperation with the coordinator can invite 2-3 professors to give additional experience for PhD students. After completing the PhD Courses each PhD candidate is supervised for academic and administrative affairs by his/her academic advisor.

4.7 Grading system

All courses taken by the PhD candidate will be graded based on the grading system of graduate programs of BDU. The completion of courses will be graded based on the following letter grading system with corresponding points.

A = 4.00

B⁺ = 3.50

B = 3.00

C⁺ = 2.50

C = 2.00

D = 1.00

F = 0.00

The PhD dissertation is graded (evaluated) by Board of Examiners on the basis of the content of the dissertation and the candidates' defense of it with the following rating scale: Excellent, Very Good, Good, Satisfactory, and Fail (As per Bahir Dar University's legislation).

No.	Grade	Criteria for grading
1	<ul style="list-style-type: none"> • Excellent 	<ul style="list-style-type: none"> • <i>Excellent</i> is given when the dissertation: <ul style="list-style-type: none"> • Is original and significant, ambitious, brilliant, clear, clever, coherent, compelling, concise, creative, elegant, engaging, exciting, interesting, insightful, persuasive, sophisticated, surprising, and thoughtful. • is very well-written and organized • exhibits mature, independent thinking • asks new questions or addresses an important question or problem • clearly states the problem and why it is important • argument is focused, logical, rigorous, and sustained • is theoretically sophisticated and shows a deep understanding of theory • uses or develops new tools, methods, approaches, or types of analyses • is thoroughly researched • conclusion ties the whole thing together • is of interest to a larger community and changes the way people think • pushes the discipline’s boundaries and opens new areas for research
2	Very Good	<p><i>Very Good</i> is given when the dissertation:</p> <ul style="list-style-type: none"> • is well written and organized • has some original ideas, insights, and observations, but is less original, significant, ambitious, interesting, and exciting than the excellent category.

		<ul style="list-style-type: none"> • has a good research question or problem • shows understanding and mastery of the subject matter • has a strong, comprehensive, and coherent argument • includes well-executed research • demonstrates technical competence • uses appropriate (standard) theory, methods, and techniques • obtains solid, expected results or answers • makes a modest contribution to the field
3	Good	<p><i>Good</i> is given when the dissertation:</p> <ul style="list-style-type: none"> • is written clearly • may not be insightful, original, or easily identified • Argues clearly and appropriately, although it may wander occasionally. • has a few unclear transitions, or paragraphs without strong topic sentences • ends without much of a conclusion. • gives evidence to support most points, but some evidence may appear where inappropriate. • argues sensibly, although some gaps in logic may exist • is written in a clear style, but not always lively, active, or interesting • becomes wordy or redundant only sometimes • consists of strong sentence structure, grammar, and spelling despite occasional lapses • synthesizes solidly and does not develop his/her own insights or conclusions
4	Satisfactory	<p><i>Satisfactory</i> is given when the dissertation</p> <ul style="list-style-type: none"> • demonstrates technical competence

		<ul style="list-style-type: none"> • shows the ability to do research • is not very original or significant • is not interesting, exciting, or surprising • displays little creativity, imagination, or insight • has a weak structure and organization and narrow in scope • has a question or problem that is not exciting • displays a narrow understanding of the field • does not review the literature critically • makes a small contribution to the existing gap
5	Fail	<p>A candidate fails if his dissertation:</p> <ul style="list-style-type: none"> • is poorly written and has spelling and grammatical errors • has a sloppy presentation containing errors or mistakes • plagiarizes or deliberately misreads or misuses sources • does not understand basic concepts, processes, or conventions of the discipline • looks at a question or problem that is trivial, weak, unoriginal, or already solved • has a weak, inconsistent, self-contradictory, unconvincing, or invalid argument • does not handle theory well, or theory is missing or wrong • relies on inappropriate or incorrect methods • has data that are flawed, wrong, false, fudged, or misinterpreted • includes results that are obvious, already known, unexplained, or misinterpreted • has unsupported or exaggerated interpretation • does not make a contribution

Dissertation will be examined by internal and external professors. In time of disagreement between the two professors, the external examiner has a more decisive role to decide the candidate's result (grade).

5. STAFF AND RESOURCE PROFILE

The PhD program will involve full time faculty staff and associate staff from the university. It will further use guest professors from Ethiopian or foreign universities. The list of full time and associate teaching staff as well as assistants from the Institute of Land Administration of Bahir Dar University is indicated on Table 5.1.

5.1 Full Time Teaching Staff of the Institute of Land Administration

No.	Name	Sex	Specialization	Qualification and Rank	Remark
1	Tadesse Amsalu	M	Natural Resource Management policy	PhD, Associate Professor	
2	Belachew Yirsaw	M	Real Estate Economics	PhD, Assistant professor	
3	Daniel W/Gebriel	M	Land Law	PhD, Assistant professor	
4	Teshome Taffa	M	Land Management	MSc, Assistant professor	
5	Achamyeleh Gashu	M	Land Management	PhD, Assistant Professor	
6	Berhanu Kefale	M	Geoinformatics	PhD, Assistant Professor	
7	Melkamu Moges	M	Land Law	MSc, and PhD candidate already has submitted dissertation)	
8	Getachew Tesfaye	M	GIS and Remote Sensing	MSc, PhD Student	
9	Eshetu Nega	M	Geodesy	MSc, PhD student	
10	Webante Fetene	M	Land Management	MSc	
11	Asmamaw Tenko	M	Land Management	MSc	
12	Taye Minale	M	Land Management	MSc	
13	Amezen Reda	M	Geodesy and Geo-informatics	MSc	
14	Asmamaw Chanie	M	Geodesy	MSc	
18	Bekele Bedada	M	Geodesy and Geo-informatics	MSc	

19	Diriba Firdisa	M	Geodesy	MSc	
20	Solomon Dargie	M	Geodesy and Geo-informatics	MSc	
21	Abebe Mengaw	M	GIS and Remote Sensing	MSc	

5.2 Associate Staff

No.	Name	Sex	Specialization and university	Qualification and Rank	Remark
1	Yihnew G/Sellasié	M	Bahir Dar University, Natural Resource management	PhD, Associate Professor	BDU
2	Belayneh Ayele	M	Bahir Dar University, Natural Resource management	PhD, Associate Professor	BDU
3	Temsgen Gebeyehu	M	Bahir Dar University, History, Land Tenure Specialist	PhD, Associate Professor	BDU
4	Assefa Admassie	M	Addis Abeba University, Economics	PhD, Associate Professor	AAU
5	Degefa Tolossa	M	Development Studies	PhD, Associate Professor	AAU
6	Tegegn G/Egziabher	M	Addis Abeba University, Urban Land Policy	PhD, Professor	AAU
7	Assefa Fisseha	M	Addis Abeba University, Federalism	PhD, Associate Professor	AAU
8	Gordon Wayumba	M	Technical University of Kenya, Cadastral Surveying	PhD, Associate Professor	Kenya
9	Felician Komu	M	Ardi University, Real Estate Valuation	PhD, Associate Professor	Tanzania
10	Kyalo Kiema	M	University of Nairobi, GIS	PhD, Associate Professor	Kenya
11	Hans Mattsson	M	Real Estate Planning and Land Law, KTH	PhD, Professor	KTH, Swedish
12	Tomas Kalbro	M	Real estate Planning and Land Law, KTH	PhD, Professor	KTH, Swedish
13	Hans Lind	M	Real State Economics, KTH	PhD, Professor	KTH, Swedish
14	Peter Ekback	M	Real estate Planning and Land Law, KTH	PhD, Associate Professor	KTH, Swedish

15	Jenny Paulson	F	Real estate Planning and Land Law	PhD, Associate Professor	KTH, Swedish
16	Jaap Zevenbergen	M	Land Administration, ITC	PhD, Professor	ITC, Netherland
17	Rohan Bennet	M	Land Administration and Cadastre, ITC	PhD, Associate Professor	ITC, Netherland

5.3 Physical Resources

The Institute of Land Administration is located at Gish Abay Campus sharing resources with the School of law, and it has:

- Well organized and equipped classrooms and offices with computers and Internet services;
- Advanced reference books and reading materials in the area of land policy and governance.
- GIS and Remote sensing laboratory with full software and latest surveying instruments and software

6. QUALITY ASSURANCE

Quality of a program depends on the policies and procedures for recruitment of teaching staff, admission requirements, the teaching-learning-research facilities available, policies for determination of academic status, etc. To ensure delivery of the PhD program at the required quality, internal and external quality assurance mechanism will be used. As part of the internal mechanism, evaluation of students based on continuous assessment as well as standardized exams, evaluation of teaching staff, periodic evaluation of the curriculum and assessment of adequacy of teaching facilities will be used. Besides, feedbacks will be obtained from students on regular basis. The external mechanism will include using external assessors (for both course work and Ph.D Dissertation) as well as independent assessment of the teaching-learning-research process. The external assessors will evaluate the standards of exams, rigor and currency of text and reference materials, depth of course treatment and coverage, adequacy of teaching facilities, and competence of teaching staff.

7. LIST OF COURSES AND DESCRIPTIONS

The courses for the PhD program are composed of compulsory and elective courses. To complete the PhD program, the candidate should be required to take all compulsory courses (which is equivalent to 18 credit hours) and at least two elective courses (which is equivalent to 6 credit hours) (Table 7.1).

7.1. Compulsory Courses and Dissertation

Course Title	Course Code	Cr.hrs
Theories and Foundations of Land Governance	LPG.701	3
Advanced Qualitative and Quantitative Research Methods	LPG.702	4
Theories on Land Tenure and Property Rights	LPG.703	3
Economics, Institutions and Incentives	LPG.704	3
Development Theories	LPG. 705	3
Land Policy	LPG. 706	2
Total		18

7.2. Elective Courses

The PhD candidate is required to choose and take three elective courses (6 Crh) which are relevant and related to his/her dissertation.

Courses	Course Code	Cr. Hr
Advanced Real Property Appraisal	LPG.801	2
Theories for real estate development and management	LPG.802	2
Land Reform Practices	LPG.803	2
Seminar on Contemporary Issues in Land governance for development	LPG.804	2
Land Acquisition Strategies for development	LPG.805	2
Geographic Information System for Land Governance	LPG.806	2
Cadastral Theories and Practice	LPG.807	2
Distributive Justice and Land Development	LPG.808	2
Federalism and Land Governance	LPG.809	2

7.3 Course Breakdown

Year I Semester I

Course Title	Course Code	Credit Hours
Theories and Foundations of Land Governance	LGP.701	3
Advanced Qualitative and Quantitative Research Methods	LGP.702	4
Theories on Land Tenure and Property Rights	LPG.703	3
		10
Year I Semester II		
Course Title	Course Code	Credit Hours
Economics, Institutions and Incentives	LPG.704	3
Development Theories	LPG. 705	3
Land Policy	LPG. 706	2
		8

Year II, Semester I

Three courses shall be chosen and taken by the PhD candidate.

Elective courses	Course code	Cr. Hr
Elective Course I		2
Elective Course II		2
Elective Course III		2
Total		6

COURSE DESCRIPTION

Course: Theories and Foundations of Land Governance
Course code: LPG. 701
Credit Hr: 2

Course Description

This is a fundamental course which aims at offering a common understanding and introduction to the central concepts and theories on important themes of land governance such as land policy, land management and land administration. Land governance in general is about rules, processes and structures through which decisions are made about ownership and access to land and its use and value and the manner in which the decisions are implemented and enforced, the way that competing interests in land are managed. Thus, this course seeks to provide PhD students with a sound understanding of the concepts and major issues of land governance and challenges facing it both from national and global experience. More specifically, the course provides detailed treatment on modern theories of land administration. It also gives emphasis to explain the difference and the link between land administration and land management. Moreover, the course covers processes of institutional change, as the rules of access to land and the nature of property regimes change and it also covers a wide range of land administration processes such as (land tenure and rights processes, land use processes, land development, systems for dispute resolution). Land governance principles will also be given an emphasis in this course. The course also covers important aspects of good land governance and its indicators as well as weak land governance and its indicators such as weak policy, weak legal and institutional frameworks; low capacities and incentives and motivation to implement land policies and associated corruption. Transparency and other innovative tools and practices in land administration are also parts of this course. In general, the ambition in this course is not to give a complete in depth presentation of all possible concepts and theories and components about land governance, it is rather to create a general overview about land governance.

Course Objectives

At the end of the courses, the students will be able to:

- Analyze land governance from the perspective of social, economic and environmental development;
- Comprehend modern theories of land administration and the innovative land governance tools;

- Understand the relationship between land management, land administration , land policy and land governance;
- Evaluate land governance practices and challenges at national, regional or global level;
- Synthesis the importance and role transparency in land governance for equitable, fair and efficient societal development;
- Apply the existing modern land administration theories to understand and evaluate the land administration institutional framework in Ethiopia and seek appropriate interventions.

Course Title: Advanced Qualitative and Quantitative Research Methods
Course Code: LPG. 702
Credit hours: 4

The course Research Methodology is designed to provide PhD students in Land Governance and Policy with knowledge, tools and skills necessary to carry out qualitative and qualitative research. The course covers multitude of qualitative research approaches including the qualitative research design addressing the qualitative research process, research questions, and sampling, verbal data acquisition such as interviews, narratives, focus groups, and skills on observation and mediated data handling, making use of the literature in qualitative research, etc. These are again followed by principles of qualitative data analysis, processes of qualitative data analysis, preparing data for analysis, interpreting the data, coding and categorizing and concepts, key decisions in the analysis of qualitative data, document/content analysis, critical review techniques of scientific papers, book chapters and discourses. In sum the qualitative research presents an in-depth analysis of the strategies for social research including, surveys, case studies, ethnography, phenomenology, grounded theory, and action research where the students will develop their analytical capability to formulate theories and also making critics on existing theories.

In the quantitative research methods conceptualizing the research design, constructing instruments for data collection, collecting data using attitudinal scales, establishing the validity and reliability of a research instrument, types of quantitative data, preparing quantitative data for analysis, displaying data, use of statistical tests: descriptive and inferential statistics, two sample and one sample tests (parametric and non parametric methods), , measuring statistical association, regression (simple and multiple), Discriminant analysis and Logoistic regression, factor analysis, econometric model analysis.

Likewise concepts and practices on mixed research methods approach, conditions forcing use of mixed methods, types of mixed method design, mixed model research designs are treated in the

course. Important issues on grounding and writing qualitative and quantitative research are also treated.

Objectives of the course

After completing the course students will be able to:

- Explain what we mean by research and the different steps of carrying out research
- Understand concepts, functions, evolutions and designing qualitative and quantitative research
- Explain the characteristics of social science and natural science research
- Recognize techniques of qualitative and quantitative research approaches.
- Comprehend how to formulate research proposal. i.e .identify techniques of research problem identification, setting objectives and research questions, data collection, and analysis.
- Clearly explain data acquisition methods and effectively use data collection instruments
- Understand the nature of the basic linear regression model and its statistical underpinnings and basic assumptions.
- Realize how to set up solve and evaluate different types of regression mode (logit probit models, econometrics models, etc)
- Interpret results obtained using a statistical package, as well as critique results reported in professional journals by other researchers.
- Clearly understand techniques of thesis report writing.

Course Title: Theories on Land Tenure and Property Rights
Course Code: LPG. 703
Credit hours: 3

Course Description

Property rights are legally or customarily sanctioned allocations of land resources to community and they define who uses what resource and under what condition. There are generally four regimes of property right or land tenure forms to land: private, communal, state and open access. The choice of such approach for a given property is a result of different factors, such as economic, equity or political ideology. This course aims in exposing students to different theories and principles pertaining to land tenure and property rights. It provides deeper knowledge and understanding of the significance in society of real property, property rights, and other land use rights, based on theories within the disciplines of economics, law, philosophy, and political science. It also exposes students to different parameters and tools to determine the use and control of land under any of the four regimes.

Course Objective

After completing this course, students are expected to:

- Know the different theories concerning the genesis of property rights
- Appreciate the fundamental tools and strategies in choosing a certain type of land tenure regime
- Compare the Ethiopian tenure regime with similar other countries found in similar economic and political development.
- Analyze the role and interest of the state in land development and distribution

Course Title: Economics, Institutions and Incentives
Course Code: LPG. 704
Credit hours: 3

Course Description

The general purpose of the course is to make PhD candidates familiar with modern economic and institutional theories related to choice of organizational (institutional) structure on different levels (nation, firm etc), including the design of contracts in different situation. A crucial aspect is then what incentives different alternatives structures/contracts lead to.

Course Objectives

The objective of this course is to provide you with an understanding of the modern economic theory related to choice of organizational structure on different levels. After completing this course, you should be able to:

- Coordinate plans and actions;
- Bound rationality and private information;
- Understand complete vs incomplete organizational contracts;
- Know and understand Moral hazard and performance incentives;
- Synthesis Risk sharing and incentive contracts;
- Understand Rents and efficiency ;
- Understand the concept of ownership and Efficient allocation of ownership;
- Know and apply the boundaries and structure of the firm and
- Know financial structure, ownership and corporate control.

Course Title: Theories of Development
Course Code: LPG. 705
Credit hours: 3

Course Description

The course on theories of development aims at provoking critical and deeper thinking of PhD. candidates regarding the linkages between development theories and development policies and strategies. The course gives PhD candidates an opportunity to debate on contested meaning of the concept of development and thereby able to contextualize the meaning of development in the light of their own field of studies, i.e. land administration. The course examines development perspectives ranging from classical and neo-classical thoughts to the recent post-modernists' anti-development stands. It specifically deals with Modernization theories, Dependency theories, Neo-liberalism, Gender and Development, empowerment, Sustainable Development, Globalization, and anti-development theories.

Course Objectives objective

At the end of the course, students will be able to:

- Assess the concept of development, and the paradigm shifts on development and development theories;
- Comprehend how various development theories have influenced policies and strategies for practical interventions towards overcoming underdevelopment and poverty over several decades;
- Explore the economic, social, political and environmental problems through the lenses of diverse theories of development, and
- Judge as to which of the development theories can better inform rural and urban land administration policies and practices.

Course Title: Land Policy
Course Code: LPG. 706
Credit hours: 2

Course Description

Land policy aims to achieve certain objectives relating to the security and distribution of land rights, land use and land management, and access to land, including the forms of tenure under which it is held. A sound national land policy is important for economic growth, good governance, equitable access to land by all, and conservation of natural resources. Population growth, economic development and urbanization are driving demands for housing, infrastructure, food, water, energy and raw materials which all require transfer of land. In view of this rationale, this course aims to introduce students to the different rationales that necessitate the formulation of land policy. Furthermore, the course will employ the declaration of the African Union on land policy and the different experiences of African countries in formulating their land policy, and the need for Ethiopia to develop its own land policy in its debate and presentation.

Course Objectives

After taking this course, students will be able to

- Develop skill in policy formulation
- Analyze different land policies
- Appreciate the scope of land policy and its relation to land laws
- Comprehend the use of land policy in a nation

Course Name: Advanced Real Property Appraisal
Course Code: LPG.801
Credit Hrs: 2

Course Description

This course is designed to give a theoretical and institutional background to and knowledge about a number of current debates in the international valuation arena. The Course has been designed to introduce students to the subject matter of property valuations. It aims to familiarize students with understanding of valuation techniques and issues relating to undertaking of international valuation standards. In this course, students will be introduced to the property market and learn about the basis and purpose of valuations. Most widely used methods of property valuation and identifying the concepts of value used by professionals in this domain as well as recognizing the situations where you will be required to carry out different types of valuation will be discussed in this course. The course finishes with the guidance on how to compile a valuation report.

Students will also learn how to investigate and analyze data to assist in their valuations and isolate the most relevant factors to arrive at an accurate value. This involves studying the standardized methods of measurement and appreciating the importance of the relationship between lease obligations and rental income.

Objectives of the Course

Upon completion of this course students would acquire certain skills and competencies which would enable them to:

- Understand concepts and valuation history
- Understand Valuation and institutions, value standards
- Understand uncertainty in valuations and apply in practice
- Know and apply New methods and techniques of valuation
- Understand behavioral aspects and valuation smoothing
- Understand valuation techniques and issues relating to undertaking of international valuation standards

Course Name: Theories for real estate development and management
Course Code: LPG.802
Credit Hrs: 2

Course Description:

Designed to provide students with a comprehensive understanding of the multi-disciplinary field of real estate development and management, this course begins with an introduction to the basic roles and responsibilities of the real estate developer, then explores various issues specific to the development process and management, including market and site analysis; community planning; entitlements; the social, political, and environmental implications of real estate development; architecture and design; budgeting and financial analysis; construction; sales and marketing; and property and asset management. Furthermore, it deals with development of rental schedules; leasing techniques and negotiations, tenant relations, accounting and owner relations.. Coursework includes lectures, case studies, guest speakers, homework, self reading, Final Exam, and a team Feasibility Project.

Course Objectives

The objective of this course is to provide students with an understanding of the field of real estate development and management using a variety of teaching methodologies. Students will take the perspective of a real estate developer and learn how to identify and analyze real estate development opportunities. It is also aimed to prepare students with practical and successful techniques for proactive approach to manage marketing and leasing commercial properties.

After completing this course, students should be able to:

- Understand the roles of the real estate developer and the skills and attributes necessary for success.
- Understand a historical overview of how commercial properties have evolved over the years
- Know the major players in the real estate development process and their roles and responsibilities.
- Gain familiarity with the risks specific to the real estate developer and the parameters that define success.
- Perform limited financial analyses to assess the viability of any particular real estate development opportunity, regardless of the product type or asset class.
- Understand effective management techniques for all types of commercial properties

Course Name: Land Reform Practices
Course Code: LPG.803
Credit Hours: 2

The course on land reform practices aims at inciting critical thinking of PhD candidates regarding the linkages between theories, principles and laws of land reform on the one hand and challenges of implementation on the other. The course gives PhD candidates an opportunity to explore major types of land reform, principles and laws of land reform, challenges of implementation, and lessons learned in selected developing and developed countries (including best practices). Efforts will also be made to evaluate whether land reform practices of different countries are guided by the new and existing initiatives and the core values of pro-poor, conflict resolution, democratic governance, equity, justice, as well as gender sensitivity.

Course Objectives

At the end of the course, students will be able to:

- Explain the linkages between theories, principles and laws of land reform on the one hand and challenges of implementation on the other;
- Explore major types of land reform, principles and laws of land reform, challenges of implementation, and lessons learned in selected developing and developed countries, and
- Judge whether land reform practices of different countries are guided by the new and existing initiatives and the core values of pro-poor, conflict resolution, democratic governance, equity, justice, as well as gender sensitivity.

Course Name: Seminar on Contemporary Issues in Land governance for Development
Course Code: LPG. 804
Credit Hr. 2

Course Description

This course is intended to create an opportunity to explore practical experience, practices, challenges and opportunities in the area of land governance by PhD students themselves. It is a seminar course by which PhD Students are expected to conduct research and produce research papers on the general role of land governance for sustainable development and share/present their findings to their PhD colleagues. PhD students in this course are required to analyze the land governance practices at national, regional and global level of different countries. PhD Students are required to conduct case studies, field work survey or desk review and assess challenges, opportunities, and implementation strategies of innovations, policy directives and guidelines of the land governance systems. Some of the specific topics which should be covered in this course include: the role of innovative land tools for development; urban development and land grabbing; conflict related displacement; alternative agricultural business models; conflict between land grabbing and nature conservation; land governance and food security; global land rush; increasing competition for land (ownership and acceses); land governance and climate change; gender and land; and other critical land governance issues. Finally, publishable research paper of about 10000 words would be presented on a certain land governance issues from the perspective of sustainable development.

Objectives of the course

At the end of the course students will be able to:

- Identify and explain key issues with respect to land governance for sustainable development in the Ethiopian context or any other context of African countries;
- Examine the prevailing land governance theories and approaches by relating with the land development and governance practice of Ethiopia, or any other country
- Review critically the existing research findings in the field of land governance;
- Identify key challenges of land governance in the national, regional and global context;
- Debate on the contemporary land governance perspectives and development approaches;
- Present their findings to their colleagues or other audiences;
- Motivated to address multidimensional and practical problems on issues of land governance with respect to societal development;

Course Title: Land Acquisition Strategies for Development
Course Code: LPG. 805
Credit hours: 2

Course Description

The course on land acquisition strategies for development aims at critically evaluating and comparing the benefits and costs of the different approaches of land acquisition tools from the perspectives of promoting inclusive land development. The course gives an opportunity to debate on the different alternatives of land acquisitions tools with the aim to create critical and deeper thinking of PhD candidates. The rapid population growth in the urban and rural areas followed by growing demand of food and housing has been resulted in an increasing demand for both urban and rural land, and as a result of this there is a strong need to find different alternatives of land acquisition. PhD candidates in this course are expected to explore and develop new land acquisition models and strategies that can encourage community to become actors of land development projects and encourage landholders/owners to contribute land for development by land owners themselves voluntarily. Land acquisition tools such as land readjustment and other voluntary tools which have the potential for a win-win outcome to the parties will also be covered in this course.

Course Objectives

At the end of the course, students will be able to:

- Examine the different approaches of land acquisition for different land development purposes;
- Comprehend how various land acquisition tools vary each other and thereby identify the contexts that each tool can be applied;
- Explore and develop new land acquisition models and strategies that can encourage the community or individuals to contribute land for development by land owners themselves voluntarily;
- Understand the economic, social and environmental benefits of introducing land readjustment as a land development tool as compared to other conventional land acquisition tools;

Course Code: Geographic Information System for Land Governance
Course Code: LPG 806
Credit Hr: 2

Course Description

This course is designed to provide concepts, theories and application of Geographic Information Science, Geographic information System and associated tools to analyze spatial data. It introduces students with the principles of spatial data acquisition techniques. It also provides students with skills that help to generate geographic information from spaceborn and airborne sources. It also applies a wide range of spatial modeling and geo-statistical techniques to inform and support decision making in land administration and management. It covers analytical tools including spatial data interpolation, density and pattern analysis, quality and error assessment. Overall, it creates understanding and provides skills of how to use the GIS to evaluate policy implementation and its outcomes.

Course Objectives

After completing the study of this course students will be able to:

- Understand the principles of data acquisition techniques
- Explain concepts and theories in GI science and Geographic Information System
- Apply the skills and use the tools in GIS and remote sensing softwares.
- Apply spatial data modeling techniques to solve and support decision making in land administration and governance related problems
- Examine the quality and error level of spatial data
- Explain the roles of GIS in analyzing and evaluating policy implementation and outcomes.
- Design and lead GIS projects

Course Name: Cadastral theories and practices
Course Code: LPG 807
Credit Hrs: 2

This course is designed to provide understanding of cadastral theories that play a role in contemporary cadastral developments. Specifically, it looks into the cadastre 2014, fit-for-purpose, and the land management paradigm theories with respect to improving land policy and governance. In addition, it provides understanding of the roles of current technologies such as Unmanned Vehicle (UAV) and Volunteer Geographic Information (VGI) in updating and collecting cadastral data in a cost effective way. It also provides the practice of cadastral developments in the south and the north and provides lessons for the designing and implementing cadastre at national level. It also provides understanding of the institutional and policy aspects of cadastral development.

Course Objectives

A successful completion of this course will enable students to:

- Discuss the cadastre roles in supporting land policy implementation, land governance and land administration
- Understand different cadastral models and their role in contemporary cadastral development and land registration
- Argue on the pros and cones of the different theories in designing a cadastre system for developing countries
- Explain the advantages of UAV and VGI technologies in cadastral data collection and updating
- Compare the practice of cadastral developments in the south and the north
- Discuss the roles of institutional and legal frameworks for cadastral design and implementation
- Design a cadastral system from Orthophoto and ground survey data
- Equip students with the principles of land registration
- Discuss the institutional and legal aspects of cadastral design and implementation

Course Name: Distributive Justice and Land Development
Course Code: LPG.808
Crh: 2

This course aims at offering an introduction to some central theories of justice – relevant to distribution of goods/benefits as well as distribution of costs. It does not aspire to give an in depth philosophical details about theory of justice or distributive justice but rather focuses on selected viewpoints of distributive justice and how they can be applied and analyzed in scientific studies of land development. This course will discuss on such ideas as the concept of distributive justice in its classical and modern sense, the parameters to determine distributive justice, justice in land development, equity in land access and the obligation of states in providing infrastructure, and the ideas of equity and fairness in land taking and compensation. The course will rely mainly on the works of liberal philosophers on in distributive justice, utilitarianism, Theory of Justice, and the works of Robert Nozik and Michellman.

Course Objective

This course enables students to grasp the concept of distributive justice and its application in land access and development. More specifically after taking this course students will:

- Know about the concept and nature of distributive justice
- Differentiate between distributive and procedural justice
- Analyze and explain property right in respect of theory of justice
- Describe the different parameters and approaches of distributive justice
- Apply and present different theories of justice in respect of land development and access

Course Name: Federalism and Land Administration
Course Code: LPG.809
Crh: 2

Course Description

Federalism creates a two tyre administration system in Ethiopia wherein the federal government and states are allocated with specific powers and obligations. The federal system creates decentralization system in land administration that enables public participation in land administration and management at grassroots level. While the federal government remains with the sole power to enact laws for utilization and conservation of land in Ethiopia, regional states are empowered with administrative prerogatives of their respective land. The constitution also allows the free movement of people and the right to engage in any activity as source of income. This course is aimed to show this apparently contradiction of the policy that allows on the one hand freedom of citizens (job, movement etc) and on the other the power of regions in restricting such right. The course will also use a comparative study of other federal countries and the way land is administered without affecting citizens’ rights.

Course Objectives

Students will be exposed to the different debates and arrangements as well as theories and practices and finally will be able to:

- Comprehend the power arrangement of the federal and regional government in Ethiopia especially in respect of land administration
- Appreciate the right of self rule principle of regions vis-à-vis the aspiration of creating one economic community in Ethiopia and indicate the line that divides both principles
- Compare and identify similarities and differences between the Ethiopian and other countries’ federal arrangement related to land administration and governance
- Explore the existing problems surfaced in Ethiopia and seek for solutions

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