

Curriculum Vitae: John W. Bruce

October 2005

Land and Development Solutions International
2907 Strathaven Place
Vienna, VA 22181
USA

Phone: 703-938-9663
Email: jwbruce_ladsi@yahoo.com

Employment

The World Bank

September 1999 through September 2005

Senior Counsel, Land Specialist, Environmental and International Law Unit, Legal Vice-Presidency

- Service as senior counsel specializing in land law in the Legal VPU, providing expertise to the World Bank and its clients on land and forestry policy and law, through participation in project design and supervision missions worldwide and through peer review, knowledge management, and project development, supervision and evaluation activities at Bank headquarters.
- Service as the senior land tenure specialist with the Agricultural and Rural Development Department, under a half-time arrangement for sharing of services with the Legal VPU, including service as anchor for the Bank's Land Policy and Administration Thematic Group.
- Participation in project preparation and supervision missions for land administration or land reform projects in Brazil, Sri Lanka, Cambodia, Indonesia, China, Laos, Philippines, Indonesia, Madagascar, Yemen, Ghana, Thailand, Lesotho, Tajikistan, West Bank/Gaza, South Africa, Malawi, and Kazakhstan
- Management committee participation and field involvement in East Asia Region's Review of Land Project Directions, Europe and Central Asia Region's Study of Leasing in Countries in Transition, Agriculture and Rural Development's Study of Gender Dimensions of Land Administration Projects, and the Middle East and North Africa Region's studies of Urban Land issues in Yemen and Public Land Management Issues in Egypt
- Knowledge management and quality control, including peer reviewing of projects and reports in the land tenure, land reform and land administration areas.

Land Tenure Center, University of Wisconsin-Madison

September 1999 to July 2001

Senior Researcher and Adjunct Professor (part-time while at World Bank) July 1999-July 2001

- Managing the Center's Zimbabwe Land Policy Project, and LTC/BASIS project of research and technical assistance on issues related to the Phase II land reform in Zimbabwe, in partnership with the Center for Applied Social Sciences of the University of Zimbabwe
- Research on tree and tenure issues in South Wollo Zone, Amhara Region, Ethiopia, under the BASIS Program
- Representational activities in the Washington DC area for the Land Tenure Center and the College of Agriculture and Life Sciences of the University of Wisconsin-Madison

Director, Land Tenure Center (July 1998-June 1999): Filling a gap between an outgoing and incoming director, at the request of the Dean

Senior Researcher and Adjunct Professor, Land Tenure Center and Department of Forestry Ecology and Management (January 1994-August 1999)

- Member, Land Tenure Center Policy Committee
- Research, research management and policy analysis for LTC programs, including managing Ford Foundation grants with the Institute for Development Research, Addis Ababa University, Ethiopia, and the Center for Development Research, Beijing (China)
- Participation in an Asia Development Bank project on Land Use Planning in Fujian Province, China
- Development of a program of studies and technical assistance on land reform and policy for USAID in Zimbabwe
- Participating in LTC training programs in South African and Mozambique
- Managing a new Native American Land Issues module for the Center's North American Program
- Teaching UW-Madison graduate level courses on "land Tenure in Africa" (Interdis 472), "Communities and Forests" (Forestry 460) and "Agroforestry" (Forestry 430), and developing a new undergraduate course on "The Fate of Tropical Forests"
- Member, African Studies Program (Executive Committee 1994-1997)

Director, Land Tenure Center (July 1986-December 1993):

- Planning and supervision of the Center's program of research, training, and consulting in Africa, Asia, and Latin America and the Caribbean, with a permanent staff of approximately twenty persons in Madison and at four projects overseas.
- Coordination of Center's program with those of other units in the UW, AID, and other university and development entities.
- Extensive interaction with donor organizations.
- Direct management of LTC's research program on legal and institutional dimensions of tenure change, with work focused in the Gambia, Uganda, and Mozambique.
- Initiation of the LTC program in Eastern Europe with the Albania Land Markets Project.

Africa Program Coordinator, Land Tenure Center (1982-1990): Planning and administration of the Center's Africa program, including applied research and training projects in Botswana, Lesotho, Mauritania, Swaziland, Senegal, Uganda, Nigeria, Cameroun, Benin, Ivory Coast, and Somalia.

Researcher, Africa Program, Land Tenure Center (1980-1982): Managing LTC's initial project in Africa, in Botswana, and carrying out project development in Liberia, Lesotho and Mauritania.

The Ford Foundation, Sudan Field Office

June 1977 – July 1980

Country Representative/Project Specialist in Customary Law (June 1977-June 1980):

- Programming and administration of an annual grants budget of \$1 million, supervision of two American staff members (project specialists in agricultural economics and environmental studies) and a local staff of seven.
- Project development with Institute of Environmental Studies, University of Khartoum; Faculty of Law, University of Khartoum, and the University of Juba, Southern Sudan.
- Director, the Sudan Customary Law Project.
- Teaching Real Property in the Faculty of Law, University of Khartoum.

Faculty of Law, University of Khartoum, Sudan

September 1975 – June 1977

Lecturer in Law, Department of Private Law:

- Lecturing in Real Property and Torts and tutoring in Real Property and Personal Property
- Director, Sudan Customary Law Project (Ford Foundation/Faculty of Law, University of Khartoum):
- Training junior members of the Sudan Judiciary in social science research methodology; supervising their research on customary land tenure in Southern and Western Sudan to produce teaching materials; and preparing them for L.L.M. and Ph.D. studies in the United Kingdom.
- Faculty Board Representative, Private Law Department

USAID/Ethiopia, Rural Development Group

October 1971 – December 1974

Legal Institutions Advisor, Ministry of Land Reform and Administration (Government of Ethiopia): Responsibility for general legal advisory services to the Minister; participation in policy review reform; legislative drafting; supervision and training of Ethiopian legal staff; general contract work in local and private international law; and negotiation and drafting of agricultural concessions. Released by USAID/MLRA for periods of field research for doctoral thesis.

U.S. Peace Corps/Ethiopia

July 1968 – July 1970

Legal Advisor, Ministry of Land Reform and Administration (Government of Ethiopia): Responsibility for legislative drafting, and participation in provincial land tenure surveys.

African Law Center, Columbia University

September 1966 – May 1968

Research Assistant: Digesting of legal materials for inclusion in the African Law Digest, including translation of materials from Francophone Africa; and research on company laws in Africa.

Education

S.J.D. (June 1976) School of Law, University of Wisconsin-Madison

Alvord Fellow. In residence academic year 1970/71 for directed research in problems of law and development, associated with Land Tenure Center; thirteen months' field research in Tigray Province, Ethiopia, during 1971-74; in residence spring semester of 1975 for completion of thesis, "Land Reform Planning and Indigenous Communal Tenures: A Case Study of the Tenure Chiguraf-Gwoses in Tigray, Ethiopia."

J.D. (June 1968) School of Law, Columbia University

Concentration in International and Comparative Law

Dean's List Scholar

President, Columbia Society of International Law

Editor, Columbia Journal of Transnational Law

Vice-Chairman, Columbia Law Students Civil Rights Research Council

Founding Board of Editors, Columbia Survey of Human Rights Law

B.A.(June 1965) Lafayette College, Easton, PA

Major in International Relations

Dean's List, McKelvy Scholar, Honors House

Junior Year Abroad Program: 1963/64, University of Ibadan, Nigeria

News Editor, The Lafayette

Consultancies and Meetings

FAO Consultative Meeting on Land Reform in Africa, August 1974, in Dakar, Senegal.

USAID consultancy on land tenure and improved housing in the major villages of Botswana, September/October 1980, for Botswana Ministry of Local Government and Lands.

Workshop on Land Tenure in the Eastern Caribbean, Caribbean Development Bank, in St. Lucia, May 1981.

Netherlands Royal Tropical Institute consultancy on land tenure and food strategies, August/September 1981, Ministry of Agriculture, Zambia.

USAID consultancy with National Land Tenure Commission, Liberia, June 1982.
Lincoln Institute for Land Policy, Advanced Research Seminar on Land Tenure and Development, La Napoule, France, August 1982.

USAID project preparation consultancy on land titling and succession in St. Lucia, Eastern Caribbean, February 1983.

USAID consultancy to organize and conduct Land Act Policy Seminar, sponsored by the Ministries of Agriculture and Interior, Lesotho, March 1984.

Government of Botswana consultancy, Special Consultant to the President Commission on Land Tenure, Botswana, September 1984.

World Bank consultancy, sector review team, investigating urban land policy and administration, Banjul, Gambia, April 1985.

World Bank consultancy on land tenure issues in the development of rain-fed agriculture, Land Tenure Task Force, Ministry of Finance and Development Planning, Sudan, September 1985.

World Bank consultancy with Land Conservation and Range Development Project, Lesotho, March 1987.

World Bank consultancy, Preparation, Appraisal and Evaluation missions, Agricultural Sector Adjustment Loan, China (PRC), November-December 1987; February-March 1988; and January 1991.

National Workshop on Land Tenure in Swaziland, Piggs Peak, Swaziland, 21-23 August 1988.

National Workshop on Land Tenure and Natural Resources, Jinja, Uganda, 17-19 February 1989.

FAO consultancy, Community Forestry Project Design, Rome, May 1989

World Bank Conference on Agricultural Development Policies and the Theory of Rural Organization, Annapolis, Maryland, 14-16 June 1989.

Conference on Human Rights in the Post-Apartheid South African Constitution, Center for the Study of Human Rights, Columbia University, New York, 25-28 September 1989.

World Bank consultancy, legal aspects of land reform in Zimbabwe, March 1990.

Workshop on Security of Tenure in Africa. A LTC Presentation to the Agency for International Development, Washington, D.C., 19-20 April 1990.

Conference on Rural Land Tenure, Credit, Agricultural Investment and Farm Productivity in Sub-Saharan Africa, organized by The World Bank, the Land Tenure Center, and the Population Studies and Research Institute, University of Nairobi, 4-8 June 1990, Nairobi, Kenya.

World Bank consultancy, legal basis of common property management in Tanzania, August, 1991.

World Bank consultancy, desktop assessment and Washington DC briefing on land tenure issues in Ethiopia, October, 1992.

USAID project design, land tenure project, Zambia, October and December, 1993.

World Bank Conference on Rural Development, Washington DC, December 4-5, 1993.

World Bank consultancy, review of the Report of the Presidential Commission on Land Tenure, Tanzania, January, 1994.

Checchi Company consultancy, review of Gambian land legislation, March, 1994.

Tropical Research and Development Consultancy for the World Bank, reviewing land tenure and title registration policy in a Land Policy Review for the Ministry of Housing and Lands, Tanzania, August and November, 1994.

Land and Agricultural Policy Centre, South Africa, keynote and participation in a Workshop on the Future of Customary Land Tenure in South Africa, convened by the Ministry of Lands.

Symposium on Forestry in the Americas: Community-Based Resource Management and Sustainability, February 3-4, 1995. University of Wisconsin-Madison. Presenter and discussant.

Organizer and participant, Walk-about at White Earth Reservation, Minnesota, exploring issues concerning Native American land rights for discussion at the Land Tenure Center's forthcoming Who Owns America? Conference. March 15-17, 1995.

Consultant, workshop on Land Use Planning, Food and Agriculture Organization of the United Nations, June 1-14, 1995, Rome, Italy.

Participant, Who Own America? Inaugural Conference for LTC North American Program, Land Tenure Center, University of Wisconsin-Madison, July 10-15, 1995.

RRA, Ungazetted Forest Resources, Western Uganda, with Makerere Institute for Social Research, Makerere University, Uganda, August 4-September 1, 1995.

Chair and participant, Panel for the Fifth International Conference of the Association for the Study of Common Property, Berkeley, June 4-9, 1996.

Organization and management of a tutorial program on land reform for senior land reform personnel from South Africa" Department of Land Affairs and selected staff of National Land Committee (NGO umbrella group), Madison, WI, June 10-July 9, 1996.

Planning visit for short course for Department of Land Affairs staff, in collaboration with the University of Western Cape, Capetown, South Africa, October 1-5, 1995; teaching at short courses at Johannesburg (January 1996), Cintsa Beach (July 1996), Pietermaritzburg (August 1997), and forthcoming in Capetown (July 1998).

Consultant, World Bank Mozambique Office, reviewing a draft land law for Mozambique, February 1997.

Research and Legal Advisory Services, Fujian Land Use and Land Tenure Policy Project (Asian Development Bank), LTC manager of a joint project of Landcare Research NZ Ltd and the Land Tenure Center, August-September 1996, March-April 1997, and December 1997.

Organizer and Participant, Workshop on Native American Land Issues, in collaboration with the College of the Menominee Nation, Keshina WI April 21-22, 1997.

Consultant, World Bank Legal Division, on organization and staffing of a training program for the Bank's legal staff on land law reform, and teaching in the program, April 28-30, 1997, the World Bank, Washington, DC.

Research and Policy Analysis, Ethiopia Land Tenure Project, a collaboration of the Institute of Development Studies, Addis Ababa University, and the Land Tenure Center (Ford Foundation), LTC manager and responsibility for the Tigray Region component, visits in January 1995, June 1996, November 1996, June 1997 and November 1997.

Participation in a Planning Workshop for the Ethiopia/Horn of Africa module of LTC's BASIS Program (USAID), Dessie, South Wello Zone, Amhara Region, July 12-18, 1997.

Researcher and Trainer, China Hillside Afforestation Research Project, manager of the LTC portion of the collaborative project of the Development Research Center, Beijing, and the Land Tenure Center (Ford Foundation), involving studies and policy seminars in Yunnan and Fujian, planning visit in December 1997.

Keynote Address, International Conference on Land Tenure in the Developing World with a Focus on Southern Africa, University of Cape Town, 27-29 January 1998.

Consultancy with the Department of Land Affairs, working with the drafting committee for a land tenure law. Cape Town, February 1-5, 1998.

Consultancy with the World Bank, Central Asia Department, reviewing draft land legislation from Uzbekistan, May 1998.

LTC Training and research planning mission, China Hillside Afforestation Research Project, in collaboration with the Development Research Center, Beijing, involving studies and policy seminars in Yunnan and Hunan. In Hunan in December 1998, with presentations on "PRA for

Community Forestry Programming" and "Measuring Security of Tenure in the Context of Tree-Planting Projects".

LTC missions under Ethiopia Land Tenure Project, with IDR and Ford Foundation (See above). In Ethiopia in July and September 1998. July seminars for Regional Government and Makelle University College on "Land Registration" and "Security of Tenure".

LTC mission under Mozambique Land Tenure Project, for negotiation of extension of project with USAID/Mozambique, and review of draft land regulations, November 1998.

LTC Project Development visits, USAID and Ministry of Agriculture and Lands, Zimbabwe. September and November 1998.

Keynote Address, Conference on Land Tenure Models for 21st Century Africa, 8-10 September 1999, The Hague. African Studies Center, Leiden.

Languages

French: Excellent reading ability; oral skill once approached fluency, but now quite rusty

Italian: Fair reading ability; no oral skills

Amharic (Ethiopian national language): Fluent, but no reading ability

Publications

"The Creation of the Mid-West Region and Its Significance for the Evolution of Nigerian Federalism." In *Columbia Essays in International Affairs: The Dean's Paper*, 1967, edited by A.W. Cordier, pp. 111-139. New York: Columbia University Press, 1967.

Review of *Privacy and Freedom*, by Alan F. Westin. *Columbia Survey of Human Rights Law* 1 (1967-1968), pp. 155-169.

"The Need for Registration of Title," and "The Enforcement of Land Reform Legislation." In *Seminar Proceedings in Agrarian Reform*, pp. 153-164, and pp. 235-244. Addis Ababa: MLRA, 1970.

"Some Suggestions Concerning Policy-Oriented Research on 'Communal' Land Tenure in Africa." *Land Tenure Center Newsletter*, no. 43, January-March 1974, pp. 25-29.

"Ethiopia: Nationalization of Rural Lands Proclamation." *Land Tenure Center Newsletter*, no. 47, January-March 1975, pp. 1-15; also published in *Ethiopian Herald*, 25 June 1975.

"Ethiopia: la nacionalización de las tierras en 1975." *Revista del México Agrario*, 9:1 (1976), pp. 175-189.

A Bibliographical Guide for Researchers in the Customary Law of Sudan. Customary Law Monograph no. 3. Sudan: Customary Law Project, 1978. 170 p.

Editor. *The Sudan law Reports: Civil Cases (1941-1955)*. Vol. 3-8. Khartoum: Faculty of Law, University of Khartoum, 1976-80.

"Observations on Land Tenure and Improved Housing in the Major Villages of Botswana." LTC Research Paper no. 75. Madison: Land Tenure Center, University of Wisconsin, October 1981. 38 p.

With Peter Dorner. "Agricultural Land Tenure in Zambia: Perspectives, Problems and Opportunities." LTC Research Paper no. 76. Madison: Land Tenure Center, University of Wisconsin, September 1982. 49 p.

"Family Land in St. Lucia." LTC Research Paper no. 79. Madison: Land Tenure Center University of Wisconsin, May 1983. 30 p.

Editor. The Land Act Policy Seminar, 1984, Maseru, December. Ministry of Agriculture, Lesotho, 1984, 158 p., and in that volume, author of: "Summary Report on the Land Act Policy Seminar, 1984," "A Layman's Guide to the Land Act, 1979," and "Land Administration Issues Under the Land Act, 1979."

With Louise Fortmann and James Riddell. "Trees and Tenure: An Introduction." In *Trees and Tenure: An Annotated Bibliography for Agroforesters and Others*, by Fortmann, Riddell, Bruce, and others, pp. vi-xvii. Madison: Land Tenure Center, University of Wisconsin; Nairobi, Kenya: International Council for Research in Agroforestry, January 1985.

With James C. Riddell and others. "Country Profiles of Land Tenure: Africa 1986." LTC Paper no. 127. Madison: Land Tenure Center, April 1986. 237 p.

"Land Tenure Issues in Project Design and Strategies for Agricultural Development in Sub-Saharan Africa." LTC Paper no. 128. Madison: Land Tenure Center, March 1986. 190 p.

With Raymond Noronha. "Land Tenure Issues in the Forestry and Agroforestry Project Contexts." In *Land, Trees and Tenure: Proceedings of an International Workshop on Land Tenure Issues in Agroforestry*, Nairobi, Kenya, May 27-31, 1985, edited by John B. Raintree, pp. 121-160. Madison and Nairobi: Land Tenure Center and International Council for Research in Agroforestry, 1987.

With Louise Fortmann. "Tenurial Aspects of Agroforestry: Research Priorities." In *Land, T Tenure Issues in Agroforestry*, Nairobi, Kenya, May 27-31, 1985, edited by John B. Raintree, pp. 387-400. Madison and Nairobi: Land Tenure Center and International Council for Research in Agroforestry, 1987

Editor, with Louise Fortmann. *Whose Trees? Proprietary Dimensions of Forestry*. Boulder, Colo.: Westview Press, 1988.

With Louise Fortmann. "The Daily Struggle for Rights." In *Whose Trees? Proprietary Dimensions of Forestry*, edited by John W. Bruce and Louise Fortmann, pp. 337-341. Boulder, Colo.: Westview Press, 1988.

"Residential Land Tenure and Housing Development in Major Villages of Botswana." *African Urban Quarterly* 3:1/2 (January-May 1988): 100-111.

"A Perspective on Indigenous Land Tenure Systems and Land Concentration." In *Land Concentration in Africa*, edited by R.E. Downs and S.P. Reyna, pp. 23-52. Boulder, Colo.: Westview Press, Fall 1988.

With Randy Stringer and J. David Stanfield. "Reform among the Smallholders: St. Lucia, Jamaica, and Implications for the Caribbean." In *Searching for Agrarian Reform in Latin America*, edited by William C. Thiesenhusen, pp. 338-357. Boston: Unwin Hyman, 1989.

With Louise Fortmann. "Agroforestry: Tenure and Incentives." LTC Paper no. 135. Madison: Land Tenure Center, University of Wisconsin, July 1989. 46 p.

With Paula Harrell. "Land Tenure Reform in the People's Republic of China, 1978-1988." LTC Research Paper no. 100. Madison: Land Tenure Center, University of Wisconsin, December 1989. 70 p.

Rapid Appraisal of Tree and Land Tenure for Community Forestry Initiatives. FAO Community Forestry Series. Rome: Food and Agriculture Organization of the United Nations, 1989. Translated into Chinese, and published in Beijing by the Ford Foundation, 1990.

With Louise Fortmann. "Property and Forestry." In *Emerging Issues in Forestry Policy*, edited by Peter M. Nemetz. Vancouver: University of British Columbia Press, 1992, pp. 471-496.

"Do Indigenous Tenure Systems Constrain Agricultural Development?" In *Land in African Agrarian Systems*, edited by Donald Crummey and Thomas Bassett. Madison: University of Wisconsin Press, 1993.

"The Variety of Reform: A Review of the Recent Experience with Land Reform and the Reform of Land Tenure, with Particular Reference to the African Experience." In *Institutional Issues in Natural Resources Management*, edited by Henrik Secher Marcussen. Roskilde, Denmark: International Development Studies, Roskilde University, 1993, pp. 13-66.

With Christopher Tanner. "Structural Adjustment, Land Concentration and Common Property." In *Institutional Issues in Natural Resources Management*, edited by Henrik Secher Marcussen. Roskilde, Denmark: International Development Studies, Roskilde University, 1993, pp. 101-112.

With Louise Fortmann and Calvin Nhira. "Tenures in Transition, Tenures in Conflict; Examples from the Zimbabwe Social Forest". *Rural Sociology* 58(4) (1993): 626-642.

With Shem Migot-Adholla (eds.). *Searching for Security of Land Tenure in Africa*, including "Introduction" (Migot-Adholla and Bruce, pp. 1-14) and "The Findings and Their Policy Implications: Adaptation or Replacement?" (Bruce, Migot-Adholla and Joan Atherton, pp. 251-266). Duluth: Kendall/Hunt, 1994.

With Michael Roth. "Land Tenure, Agrarian Structure, and Comparative Land Use Efficiency in Zimbabwe: Options for Land Tenure Reform and Land Distribution." Land Tenure Center Research paper no. 177. Madison: Land Tenure Center, University of Wisconsin, August 1994. 182 p.

With Shem Migot Adholla. 1994. "When Should Land Rights Be Formalized? Issues in the Phasing of property System Reforms." Proceedings of the 14th World Bank Agricultural Symposium.

With S. Rudrappa and L. Zongmin. "China: The legal basis for community forestry." *Unasylva* 46(1) (n. 180) (1995): 44-49.

"Individualization, Titling and Registration of Land Rights: National Land Policy for Tanzania." Report for Tropical Research and Development. January 1995. Gainesville, FL: TR&D, 74 p.

With Mark Freudenberger and Tidiane Ngaido. "Old Wine in New Bottles; Decentralized Land Administration in Africa." Report to GTZ (German Technical Assistance). Frankfurt: GTZ.

"A Review of Tenure Terminology", in Calestous Juma (ed.), *Ground Rules: Land Tenure, natural Resources, and the Constitution of Kenya*. Nairobi: African Center for Technology Studies. June 1995.

With Louise Fortmann, "Why Tree Tenure Matters" in Louise Buck (ed.), *Agroforestry in Sustainable Ecosystems*. CRC/Lewis Press, 1998.

"Land Tenure Terminology". BASIS Tenure Brief No. 1, 1998. Madison, Land Tenure Center, University of Wisconsin-Madison.

Land Tenure Country Profiles, Africa 1986 . Land Tenure Research Paper 130. Madison, WI, Land Tenure Center, University of Wisconsin-Madison, 1998.

Legal Bases for the Management of Forest Resources as Common Property . Community Forestry Note No. 14. Food and Agriculture Organization of the United Nations. Rome, Italy, 1999.

"African tenure models at the turn of the century: individual property models and common property models", *Land Reform/Reforme Agraire/Reforma Agraria* 2000/01: 16-27. Rome: FAO.

With Robin Mearns. "Natural Resource Management and Land Policy in Developing Countries: Lessons Learned and New Challenges for the World Bank". Issue Paper No. 115, International Institute for Environment and Development. London, October 2002.

"Property Rights in Common Property Regimes for Forestry", *The World Bank Legal Review, Law and Justice for Development* (1: 257-305) (2003).

"Strengthening Property Rights for the Poor", Brief 16 in Ruth S. Meinzen-Dick and Monica Di Gregorio (eds.) *Collective Action and Property Rights in Sustainable Development*, (CAPRI Program, International Food and Policy Research Institute, 2020 Vision Focus Briefs, No. 11. Washington DC: IFPRI, 2004.

"Comparing Individual and Communal Ownership", at 127-137 of Michael Roth et al. (eds.), *National Land Tenure Conference: Finding Solutions, Securing Rights*. Durban, South Africa, November 2001. Pietermaritzburg, SA: LexisNexis/Butterworths, for the Department of Land Affairs, Pretoria, and the Land Tenure Center, University of Wisconsin-Madison, 2004.

With Zongmin Li. "Gender, Landlessness and Equity in Rural China", at 308-337 Peter Ho (ed.), *Developmental Dilemmas: Land Reform and Institutional Change in China*. NY: Routledge, 2005.

Forthcoming: with Renee Giovarelli and others. *Land Law Reform: Achieving Development Policy Objectives*. Washington DC: Legal Vice-Presidency, World Bank, 2005.