**Linkages of Land Rights and Soil Conservation Investments for Sustainable Environment**

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**Abstract**

Agriculture land has a strategic position in rural areas due to its role as a key factor of production. A number of policies for land use right and transfer have been formulated including various dynamics depending upon the land tenure arrangements of the country. Agriculture sustainability rests on three major principles of economic returns, environmental concerns and economic equity. As Pakistan’s economy is agriculture based, Sustainable agriculture production is desirable to meet the rising demand for food due to rapidly increasing population. It has become more crucial in the face of rapid degradation of natural resources like soil erosion, water and soil quality in terms of nutrients. In Pakistan, distribution of land is highly unequal with 80 percent of large farmers holding more than 75 percent of land. This study estimated the impact of land rights on soil conservation measures by employing Endogenous Switching Regression (ESR). The study has also estimated the impact of tenancy arrangements on investment decisions using multivariate Tobit model. The direct relationship between investment and farm productivity has been analyzed using Propensity Score Matching (PSM). Primary Data were collected from 340 rural households from Punjab Province of Pakistan. The results showed that participation in non-farm work, owner cultivator, head education, use of organic manure and rearing of livestock on land had positive and significant impact on land productivity. The research findings showed that strengthening the tenure security via land reforms or improving tenancy contracts through long term durations can have positive impacts on investment and productivity. The study suggested for formulating policies for secured land rights to increase investment in soil conservation measures.

**Key words: Land Rights, Sustainability, Endogenous Switching Regression**