

Culture and institutions are important to understand individual behaviors and economic development. In this thesis, I study the origins of cultural divergence across societies, the emergence of private property rights, and the relationship between private property rights and economic development. First, I discover that the selective migration of individualistic people out of collectivistic societies in the past has left its trace in the cultural divergence along the individualism-collectivism dimension in the present. Second, I show that the state devises property rights to land to maximize tax revenue, producing the rise and fall of private property rights to land in response to changes in population density. Third, I find that private land tenure only has a modest impact on rural economic development. Thus, this thesis demonstrates the importance of history in understanding current economic issues, as well as provides valuable lessons on the privatization of agricultural land.

Essays on Culture, Institutions, and Economic Development

Hoang-Anh Ho



HOANG-ANH HO
holds an MSc in Economics from the University of Gothenburg and a BA in Economics from the University of Economics Ho Chi Minh City. He is currently Assistant Professor of Economics at the University of Economics Ho Chi Minh City.

ISBN 978-91-88199-49-2 (PRINTED)
ISBN 978-91-88199-50-8 (PDF)



245

**DEPARTMENT
OF ECONOMICS**



UNIVERSITY OF GOTHENBURG
SCHOOL OF BUSINESS, ECONOMICS AND LAW