

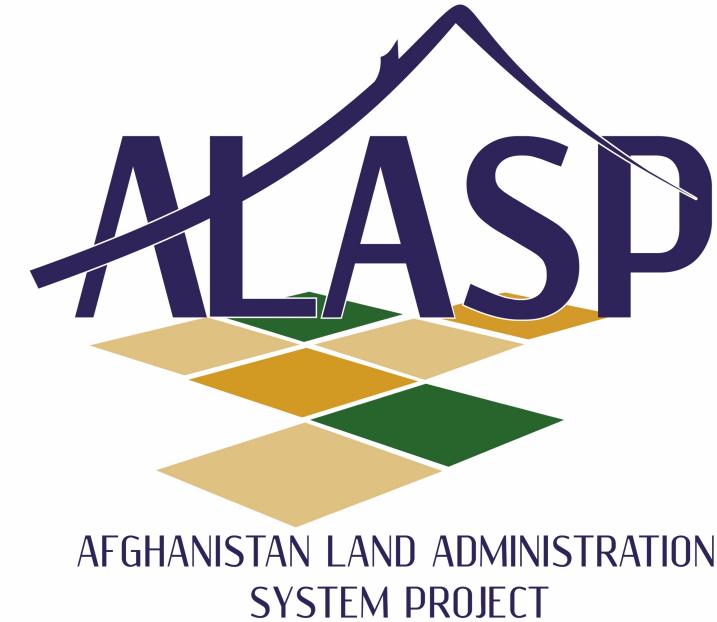


AFGHANISTAN LAND ADMINISTRATION
SYSTEM PROJECT



ALASP General

Project Name	Afghanistan Land Administration System Project
Project ID	P164762
Approval Date	April 25, 2019
Closing Date	September 30, 2024
Implementing Agency	MUDL & MoF
Total Project Cost	US\$ 35.00 million
Sectors	<ul style="list-style-type: none">Public Administration 63 %ICT Infrastructure 37 %





ALASP Objectives- I

- To support the development of the Afghanistan land administration system,
- To provide improved land registration services, including issuance of Titles and Occupancy Certificates in selected areas.
- Establishment of a modern land administration system that will secure land tenure rights for all citizens.
- ALASP will enable the GoLRA to record and register ownership/occupancy rights in land, manage public land resources, assess land value, and determine property tax obligations.



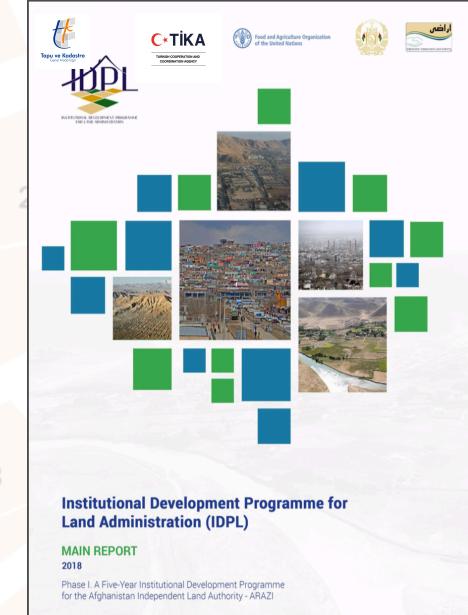
ALASP Objectives - II

- All investments and activities are function based and no investment in equipment without adequate capacity development.
- ALASP is the only MUDL's (DML) initiative to address all aspects of land administration.
- ALASP is fully consistent with the FY 2017-2020 Country Partnership Framework (CPF) for Afghanistan, which has specific emphasis on improving land management.
- ALASP is also aligned with the Government's Institutional Development Program for Land Administration (IDPL).



IDPL (Institutional Development Programme for Land Administration)

- IDPL is prepared with the **technical support** of FAO, TIKA and Turkish Land Registry and Cadastre Organisation (TKGM).
- IDPL long-term program seeks to establish an effective **land administration system** in Afghanistan that provides **transparent land services**, contributing to stability and **growth**.
- MUDL lies at the **heart of this system**, and as such its strengthening is critical to the IDPL, more so given the expected **transition from the deed registration** (still under the courts' purview) **into a title registration system** to be managed by MUDL.
- IDPL comprises **three components**: (1) Geo-Information Infrastructure; (2) Land Administration; and (3) Land Policy and Capacity Development.





Proposed outcomes of ALASP

Outcome (a)

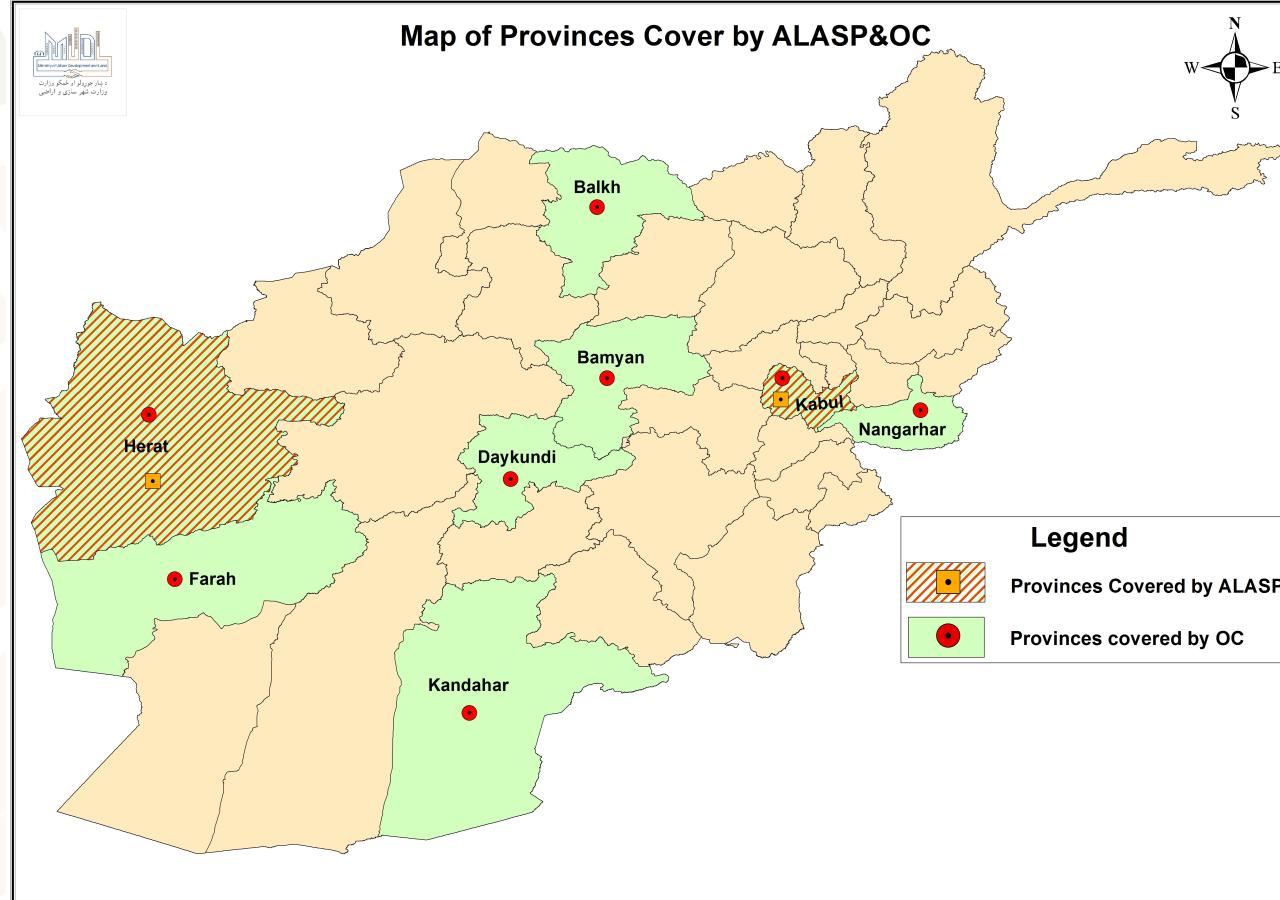
1. Land Information System (LIS) is operational and available to use centrally and in the Project's selected areas
2. Standard Operating Procedures (SOPs) and uniform service standards for DML/MUDL are adopted and effectively implemented through its everyday operations

Outcome (b)

1. Number of households benefiting from systematic land registration and issuance of Occupancy Certificates
2. Number of women receiving Occupancy Certificates (alone or jointly)
3. Level of satisfaction of target population with land registry services (disaggregated by gender)



ALASP Areas



Land Surveying (Cadastral) of 100.000 parcels.

- Kabul
- Herat

OC Issuance of 150.000 parcels.

- Kabul
- Herat
- Jalalabad
- Kandahar
- Mazhar e Sharif
- Nili
- Farah
- Bamyan

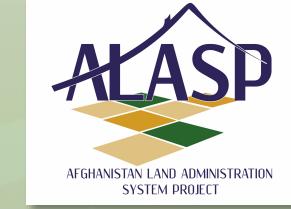


Rationale for Area Selection

- The number of transactions are significantly high and very high demand for immovable property, in particular housing, business, recreational and agriculture uses;
- Significant potential for conflict owing to increased demand and pressure on land resources;
- The selected areas are investment hubs for economic activities, which are usually hampered by lack of transparent land ownership, transaction costs and entitlement security;
- The selected areas which are in line with the DML/MUDL plan to establish high-capacity offices;
- City centres are more secure and reducing implementation risks;
- It is more convenient to gradually expand to the rest of the areas within each zone as soon as security and other logistics permit.



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ALASP MAIN COMPONENTS AND ACTIVITIES



ALASP Architecture

The ALASP consists of the following 3 inter-related components and 9 sub-components:

1

Land Policy and Institutional Strengthening

- 1. Strengthening the Land Policy, Regulatory and Institutional Framework*
- 2. Institutional and Technical Capacity Building*
- 3. Public Awareness Raising, Communication and Citizen Engagement*

2

Developing Technological Capacity, Information and Systems for Land Administration

- 1. Developing geo-information infrastructure*
- 2. Establishing of a Land Information System*
- 3. Supporting cadastral surveying and land registration in selected areas*
- 4. Supporting issuance of OCs in selected areas*

3

Project Management, Monitoring and Evaluation

- 1. Supporting Project Management*
- 2. Supporting Monitoring and Evaluation*

Project Implementation Unit (PIU)

DG Geodesy, Cadastre and Deeds

Deputy Ministry of Land (DML)

ALASP Steering Committee



1. Land Policy and Institutional Strengthening – I (US\$ 5.3 million)

1.1. Strengthening the Land Policy, Regulatory and Institutional Framework

- analysis, development and consultation of new policies, laws and regulations for key areas such as land survey, land registration, land valuation, and geodetic activities, including consideration of disaster risk and climate change in land survey and information management;
- supporting the development of standard operation procedures (SOPs) and uniform service standards for DML/MUDL, as well as related technical procedures and field manuals;
- preparation of a medium-term strategic human resources plan to support the enhanced operational needs of DML/MUDL related to land administration.





1. Land Policy and Institutional Strengthening – II

1.2 – Institutional and Technical Capacity Building

- development of specialized curricula and learning modules for academic and training programs for technicians and professionals of MUDL and relevant land agencies, based on training needs assessments;
- provision of geo-spatial and training equipment to partner organizations (such as Kabul Polytechnic University and Technical Institute) to be able to deliver training and professional development courses;
- carrying out of training for MUDL staff on basic principles of climate-induced disaster risk management and the use of available risk information;
- undertaking knowledge exchanges to facilitate relevant learning and sharing of experiences;
- provision of support to the Afghanistan Surveyors Association (ASA) for the development of professional requirements and certification.



1. Land Policy and Institutional Strengthening – III

1.3 – Public Awareness Raising, Communication and Citizen Engagement

- carrying out of project-related **public awareness and communication activities**, as reflected in MUDL's Communication Strategy;
- implementation of an **institutional Grievance Redress Mechanism (GRM)**, including MUDL's offices in the selected areas, with capability for tracking of cases and their resolution;
- support for the **design and implementation of guidelines and procedures and training on alternative dispute resolution**.

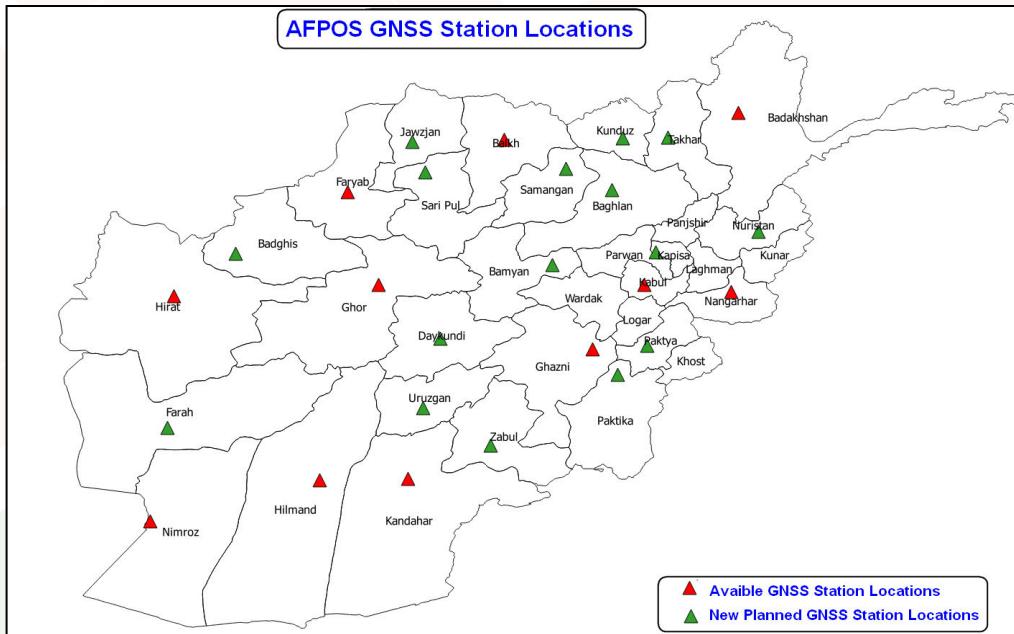




2. Developing Technological Capacity, Information and Systems for Land Administration - I (US\$26.3 million)

2.1 – Developing geo-information infrastructure - I

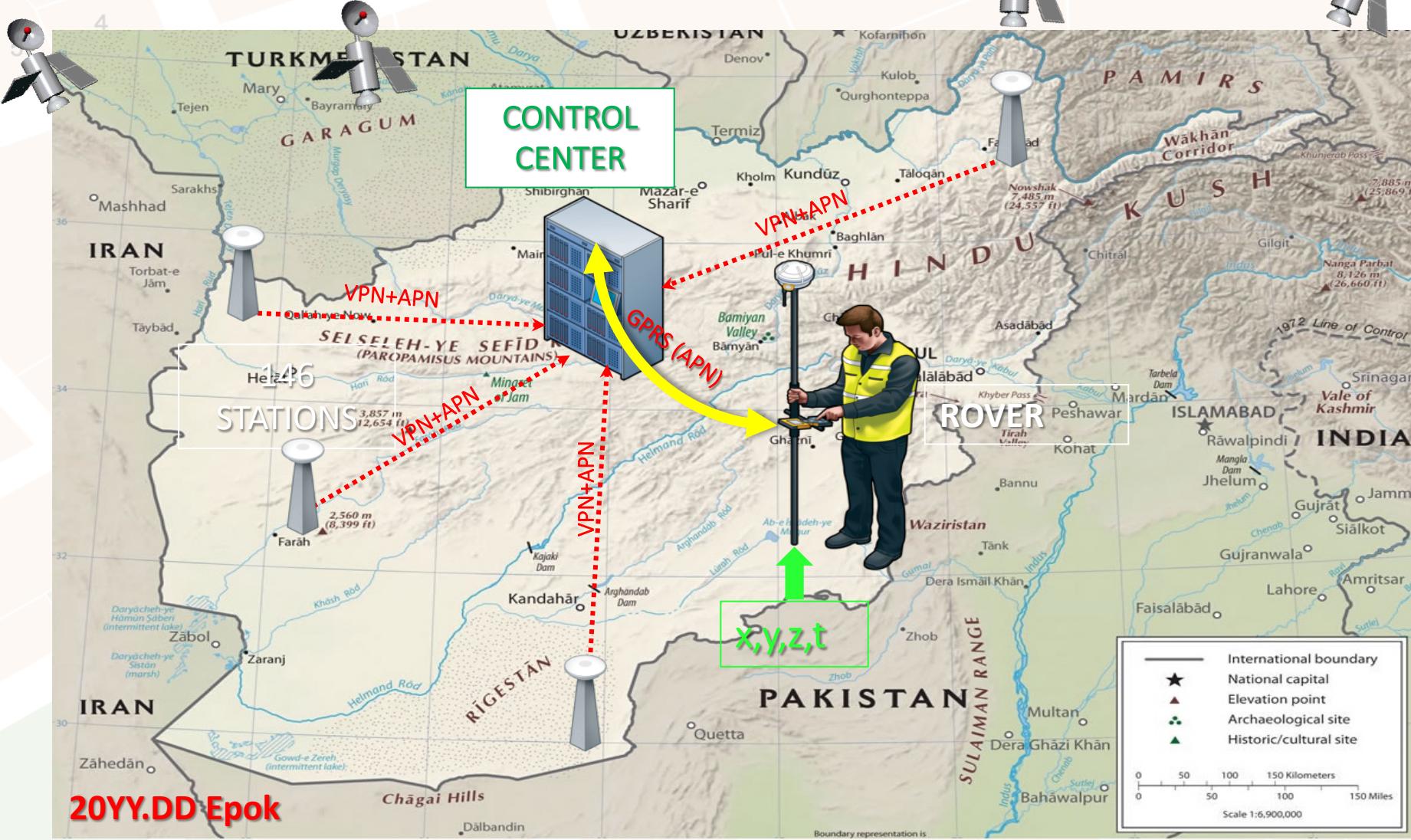
- establishment of a geodetic reference network, including permanent GNSS stations (CORS), equipment and related works, and the preparation of a technical and financial sustainability plan;



AFPOS-AFGANISTAN NATIONAL
RTK-GNSS POSITIONING SYSTEM



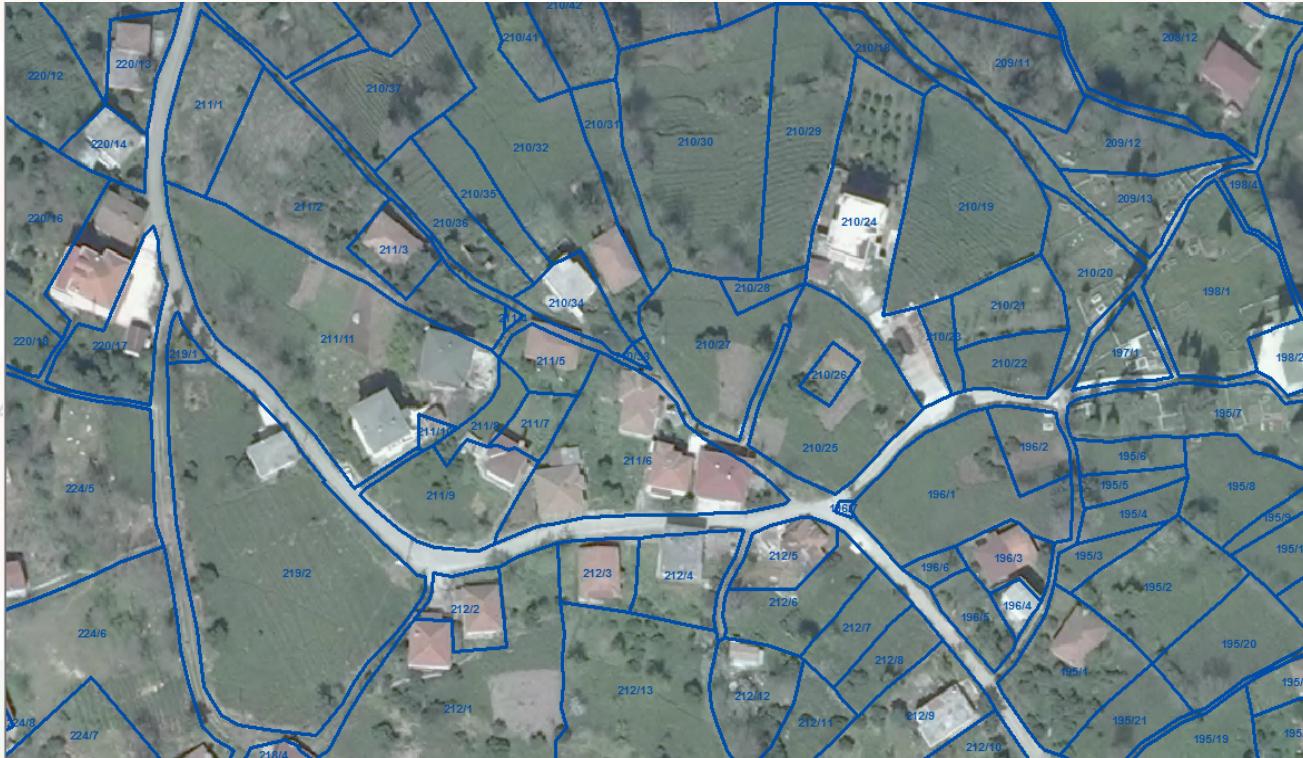
AFPOS Working Principle ;



2. Developing Technological Capacity, Information and Systems for Land Administration – II (US\$26.3 million)

2.1 – Developing geo-information infrastructure - II

- generation of orthophotography and vector base maps;





2. Developing Technological Capacity, Information and Systems for Land Administration - III

2.1 – Developing geo-information infrastructure - III

- strengthening of **MUDL's information communications technology (ICT)**, including an ICT Feasibility and Design Study, communications network, and connectivity between central and offices in the selected areas, a data centre, and small works to adjust offices in the selected areas.





2. Developing Technological Capacity, Information and Systems for Land Administration - IV

2.2 – Establishing of a Land Information System

- the preparation of user needs, design and feasibility studies, and technical specifications;
- software development, testing of LIS modules, and provision of hardware and training;
- integration of a **land pricing information system** into LIS;
- automation of **deeds registration system**, including data storage and management and digitization and indexing of deeds records.





2. Developing Technological Capacity, Information and Systems for Land Administration - V

2.3 – supporting cadastral surveying and land registration in selected areas

- surveying and registration of urban land parcels, including preparation of procedures, standards and technical manuals, field work, validation of results, and quality assurance;
- incorporation of information from surveying and registration in the Land Information System;
- establishment of zonal land registration offices, including construction of facilities, equipment and training of personnel.

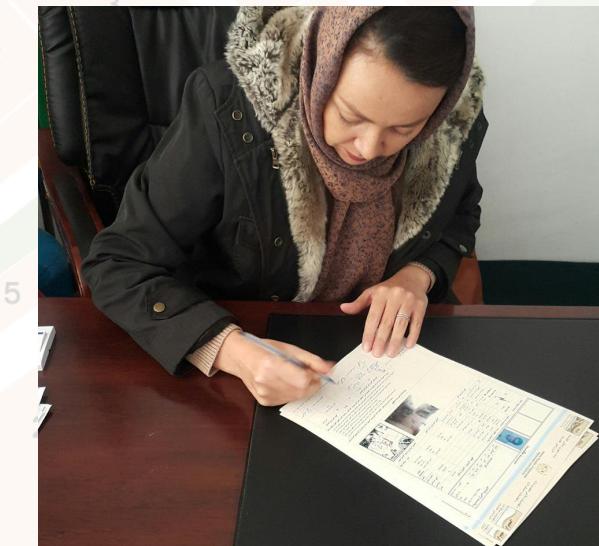




2. Developing Technological Capacity, Information and Systems for Land Administration - VI

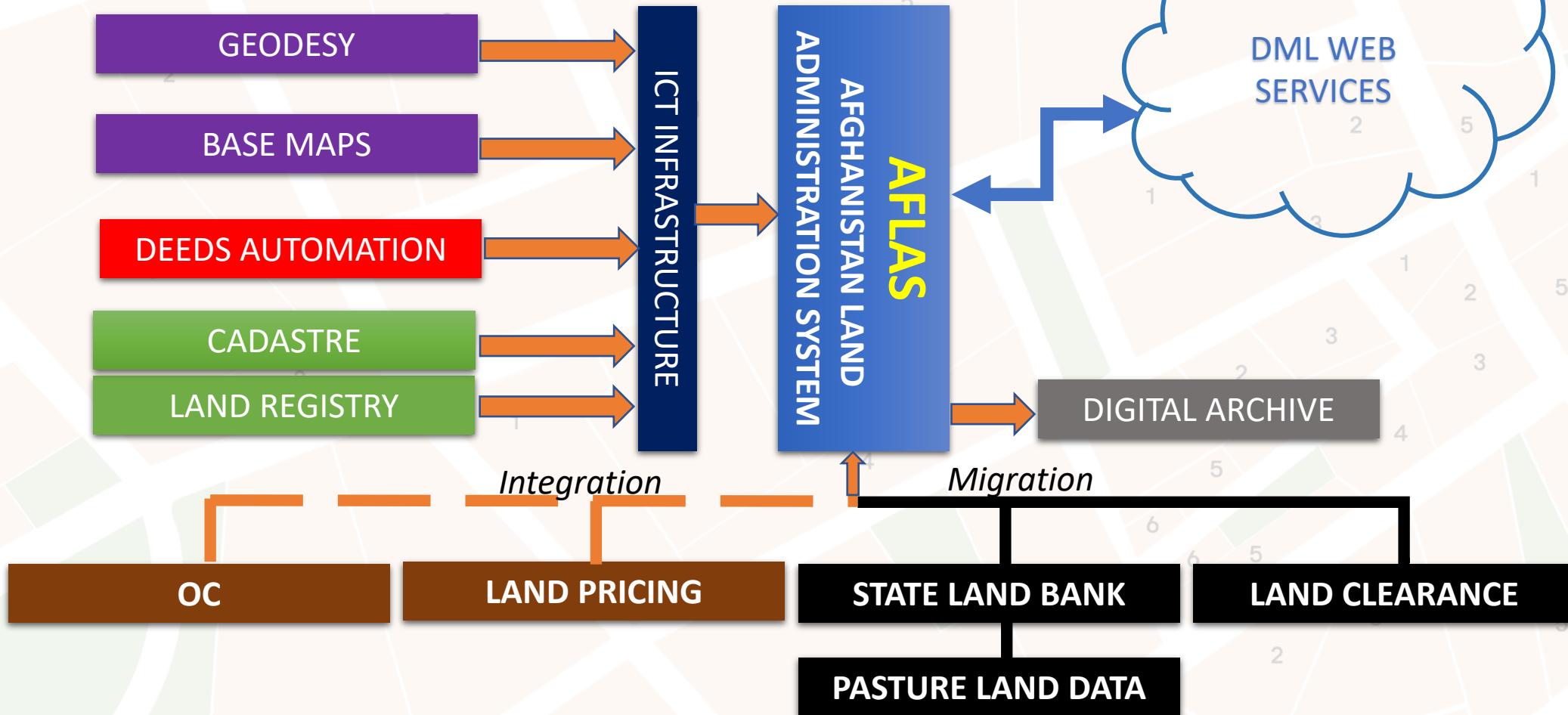
2.4 – Supporting issuance of OCs in selected areas

- strengthening of MUDL capacity for issuing OC's, including provision of technical and other expertise, training, and equipment;
- carrying out of field work and collection and analysis of information;
- developing a database management system and digital archive of OC's;
- strengthening of capacity of MUDL and municipalities to carry out valuation to support the OC process.





Functional Relations of Technical Activities





3 – Project Management, Monitoring and Evaluation - I (US\$3.4 million)

3.1 – Supporting Project Management

- carrying out of the coordination, administrative and fiduciary aspects of the Project;
- provision of training and the carrying out of workshops.





3 – Project Management, Monitoring and Evaluation - II

3.2 – Supporting Monitoring and Evaluation

- implementation of a **PM&E system** at central, and province and district levels in the project area;
- carrying out of **surveys** and other activities related to the measurement of the Project's **results framework**;
- preparation of any required project reports, including the midterm review and final evaluation reports, as well as social assessments and required monitoring relevant to the OC issuance process.





Summary of ALASP Costs

Project Components	Project cost (US\$ million)	IDA Financing (US\$ million)	Afg MDTF (US\$ million)
1. Land Policy and Institutional Strengthening	5.3	3.8	1.5
2. Developing Technological Capacity, Information and Systems for Land Administration	26.3	18.8	7.5
3. Project Management and M&E	3.4	2.40	1.0
Total Project Costs	35.0	25.0	10.0



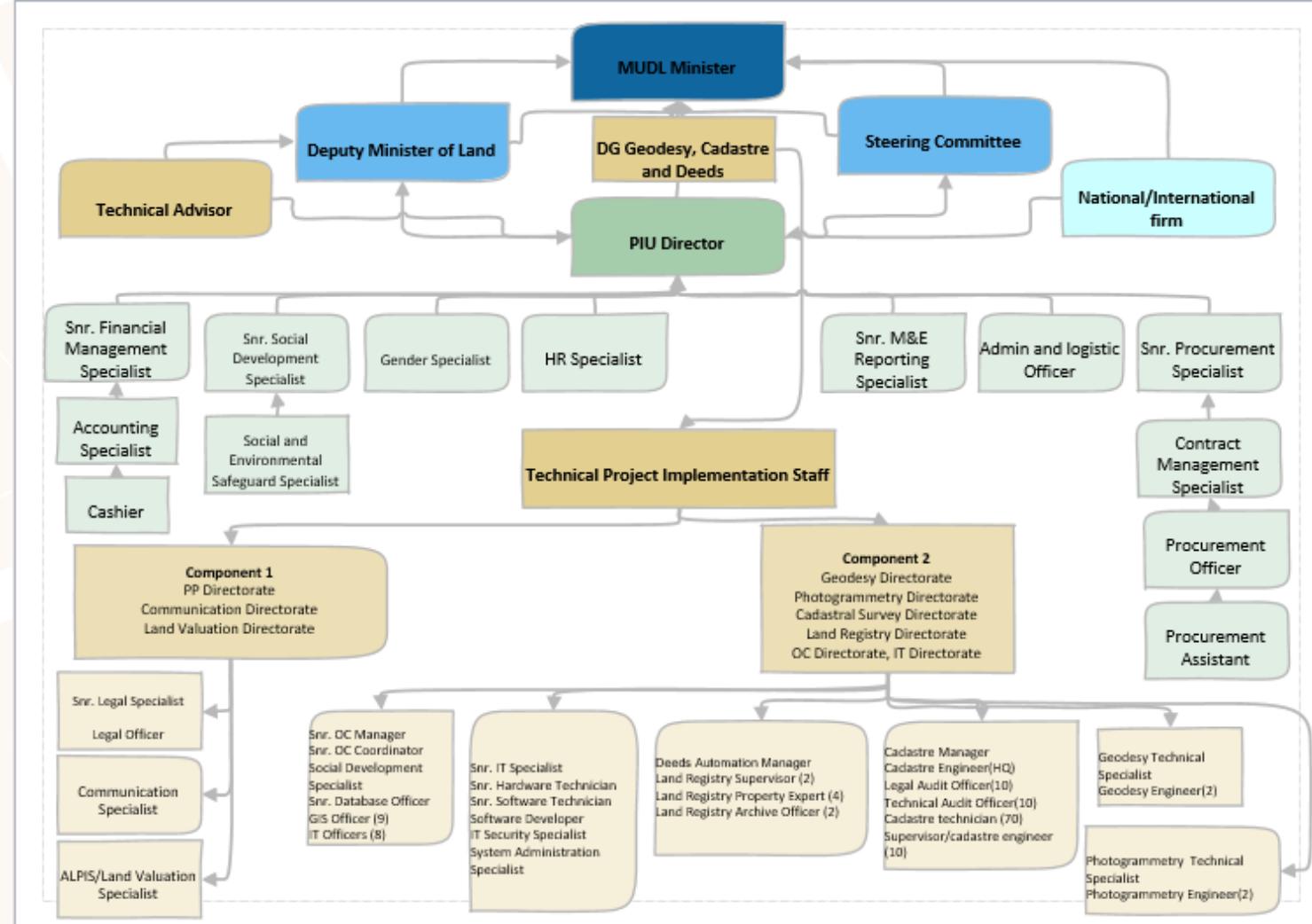
Institutional and Implementation Arrangements

- ALASP will be **implemented by DML/MUDL**, which provides land-related services and information to citizens, institutions and investors. The Minister of MUDL will provide general implementation and coordination oversight. Specifically, MUDL will implement the Project through a **Project Implementation Unit (PIU)**
- The PIU, which will be led by a Project Coordinator, will be responsible for administrative functions, and for ensuring social and environmental compliance, as well as coordination and oversight of activities, as well as monitoring and reporting.





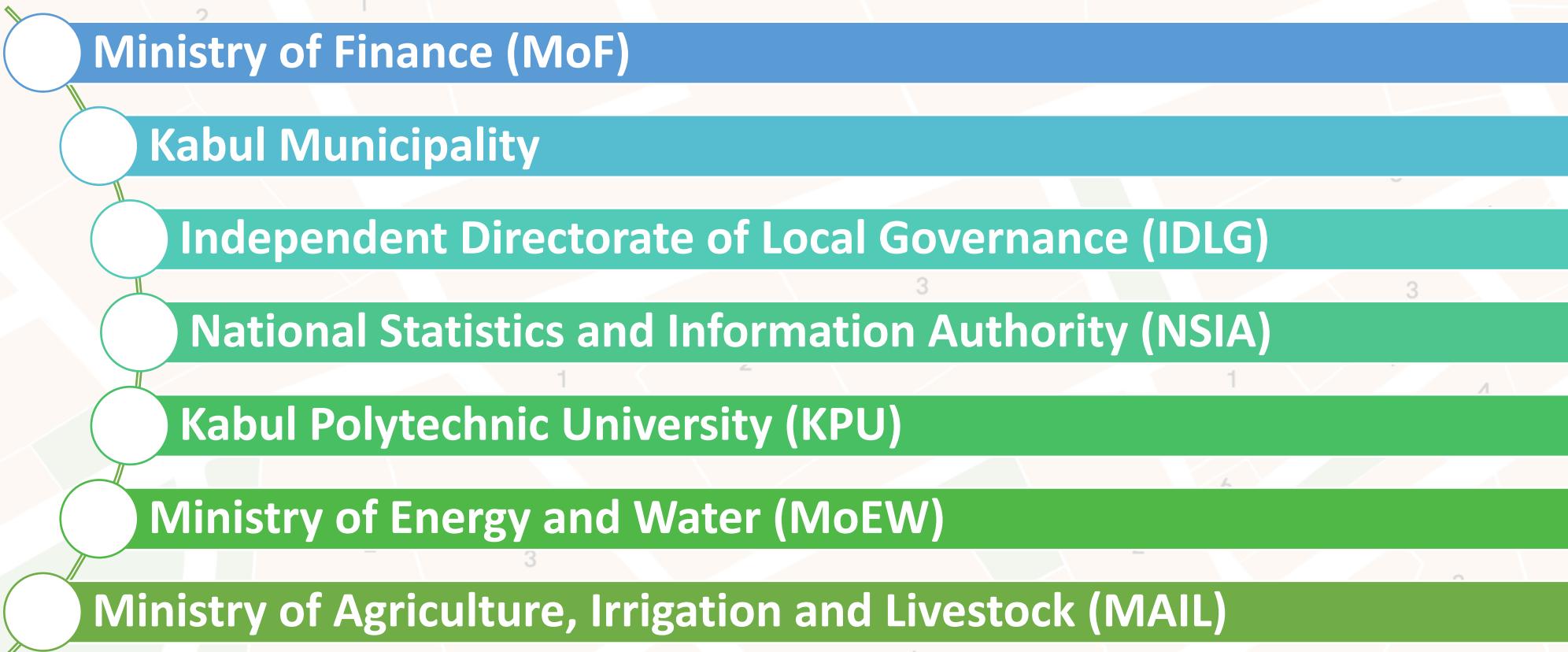
ALASP Organizational Structure





ALASP Steering Committee

Will ensure coordination, collaboration and smooth implementation. The Committee will be chaired by the Minister of MUDL and the members are;





ALASP Partners

Project will be implemented by the Ministry of Urban Development and Land and particularly within the Deputy Ministry of Land. The role of partners is described below:

- **Kabul Municipality, IDLG and Dy. Ministry of Urban-MUDL** will *ensure coordination* on the implementation of **2.2** on Designing and implementing a Land Information System and **2.3** on Supporting Cadastral Surveying and Land Registration.
- **NSIA** will *ensure geospatial information coordination*, contributing to the technical development of **2.1** on Developing Geo-information Infrastructure and *keeping updated* relevant ministries, such as: Ministry of Interior (MoI), Ministry of Communications and Information Technology (MoCIT), Ministry of Energy and Water (MoEW), DABS, Ministry of Agriculture, Irrigation and Livestock (MAIL), Ministry of Rural Rehabilitation and Development (MRRD), and Ministry of Information and Culture (MoIC).
- **Kabul Polytechnic University** will be the key agency involved in *helping to coordinate training and capacity building activities* related to the project as well as the *development of a land pricing information system* for the country.



Project Beneficiaries - I

- *Owners* of formal **urban properties** and informal **occupants** of urban land, who will benefit from **improved security of ownership and tenure rights**.
- *Municipalities* through the **cadastral information generated** by the Project, which in the medium term could result in **better municipal revenues to pay for services**, revenue from increased transactions, and eventually **decrease in public expenditures on land transactions and conflicts**.
- *MUDL and other agencies* involved in implementation at national and sub-national level through **capacity enhancement**.



Project Beneficiaries - II

- More generally, the **Project** is expected to benefit the country's population, both in urban and rural areas, through a **clearer and predictable legal and policy framework**, streamlining of the methodologies and procedures, and **improvement in land administration services**.
- Afghanistan is among the most **disaster-prone countries** in the world. Investment in the **geodetic infrastructure and base mapping** will benefit land surveying for establishing the cadastre, the users of geospatial information and technologies, the scientific community responsible for **earth monitoring** and **other** sectors responsible for disaster planning and response.



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Many thanks ...

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