



INSTITUTIONAL DEVELOPMENT PROGRAMME
FOR LAND ADMINISTRATION



TECHNICAL APPROACH

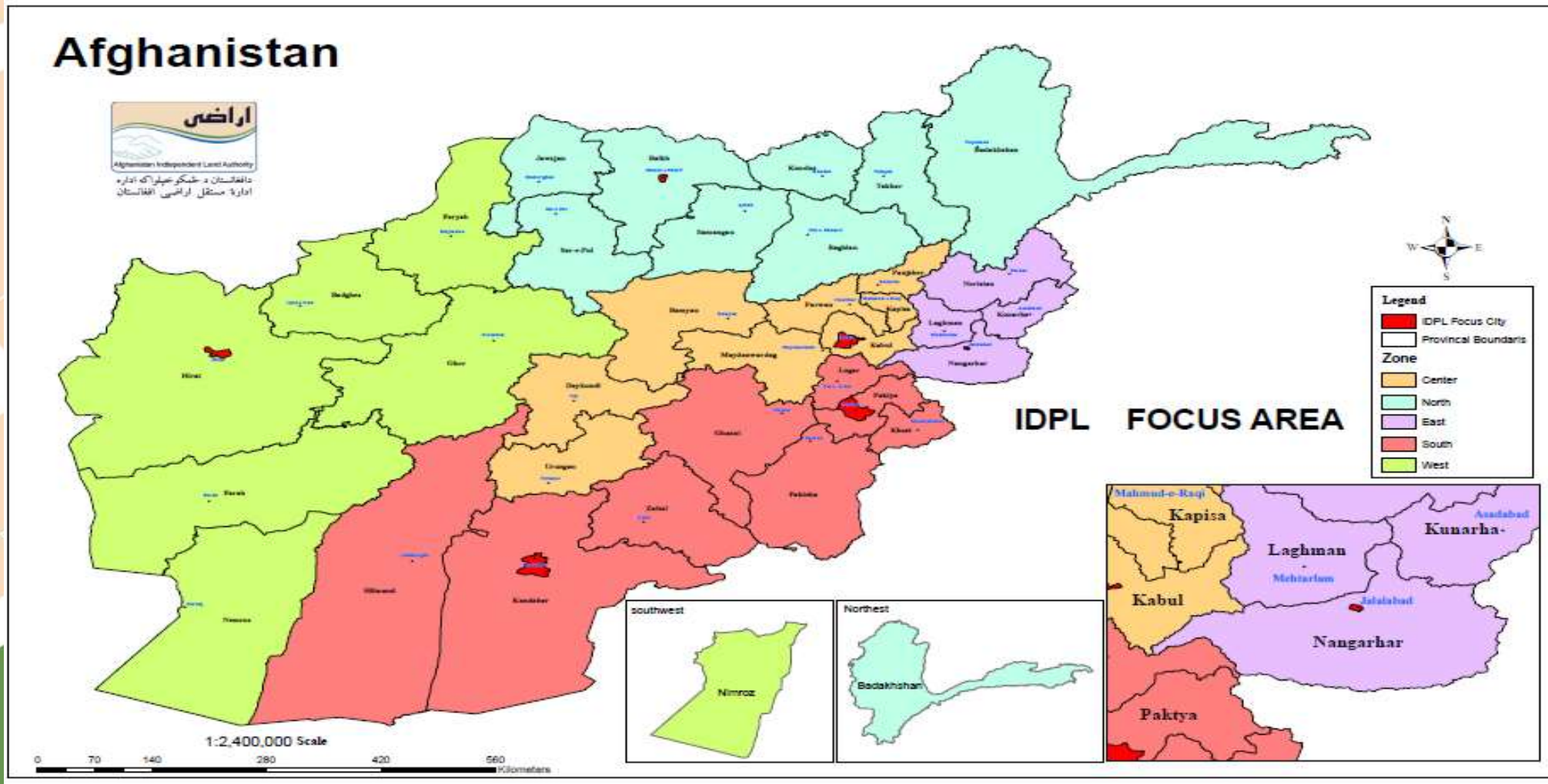
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IDPL Key Features

- IDPL is the only ARAZI initiative to address all aspects of land administration - except some short-term and ad hoc initiatives.
- Adaptation of Land Administration system from Turkey to the needs of Afghanistan, coupled with international best practice.
- Prominent role for Turkey in Capacity and System Development
- All proposed investments and activities are function based.
- No investment in equipment without adequate capacity development.

IDPL-Phase I - Area



Rationale for Area Selection

- The number of transactions are significantly high;
- 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 are centres of 6 zones, which are in line with the ARAZI plan to establish high-capacity offices serving each of the zones (4-6 provinces per zone);
- The 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.

The IDPL Architecture

The IDPL consists of the following 3 inter-related components and 7 sub-components:

1

Geo-Information Infrastructure

- Geodetic Infrastructure and Base Mapping
- Land Information system
- Information Communications Technology (ICT)

2

Land Administration System

- Cadastre
- Land Register

3

Land Policy and Capacity Development

- Land Code
- Technical Training Institute (TTI)

Programme Management Unit
(PMU)

5

1. Geo-Information Infrastructure – 1

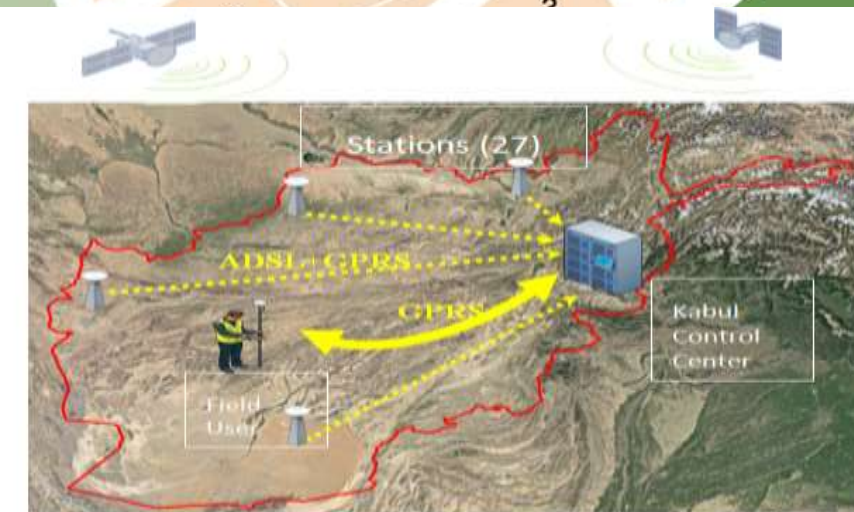
1.1. Geodetic Infrastructure

A reliable, uniform and real-time precise network of geo-coordinate determination system is established to serve the geospatial information needs at national level. AFPOS – Afghanistan RTK-GNSS Positioning System established.

Activities

- Establish AFPOS system
 - Installation of related hardware and software in AFPOS stations
 - Establishment of AFPOS control centre
 - Establishing data communication between AFPOS stations and control centre
 - Preparation of manuals and Standard Operation Procedures (SOP)
 - Training of personnel

AFPOS - AFGANISTAN NATIONAL RTK-GNSS POSITIONING SYSTEM



1. Geo-Information Infrastructure – 2

1.2. Base Mapping

Highly accurate and reliable base maps are produced and shared with relevant stakeholders. Aerial Photogrammetry at 13,600 km²

Activities

- Production of base maps
 - Establishment of Ground Control Points (GCP)
 - Acquisition and processing of aerial images
- Geo-referencing of aerial images
- Production of vector and orthophoto maps²
- Preparation of manuals and Standard Operation Procedures (SOP)
- Training of personnel



1. Geo-Information Infrastructure - 3

1.3 Land Information System (LIS)

LIS for acquiring, processing, storing and distributing information about land - consists of

- i. a database containing spatially referenced land-related data for a defined area, and
- ii. procedures and techniques for the systematic collection, updating, processing and distribution of the data

Activities

1. System appraisal and needs assessment - (i) identify stakeholder requirements and needs, (ii) system requirement specifications – in terms of use, interface, policy etc. and software requirements.
2. System design, deployment and testing: software development, installation, management and operations.
- 3.5 Capacity development – Staff capacities, manuals, system management, process – system security, maintenance and operation.

1. Geo-Information Infrastructure - 4

1.4. Information and Communication Technology (ICT)

Facilitating the ICT needs of ARAZI – connecting central and decentralized offices, data security, storage and maintenance.

Activities:

1. IT system design
2. Testing the system
3. Data storage and security
4. Capacity development and help desk services.



2. Land Administration - 1

Objective: to establish and manage an efficient system of land and property records, ensuring the comprehensive mapping and registration of public and private land and associated tenure rights and obligations.

2.1. Cadastre: the digital set of records about land containing two (digital) components: a map layer showing the size and location of land parcels and attribute data associated with the land parcels and other real property, which will be uploaded in the LIS (Subcomponent 1.2).

Activities:

1. Manuals and SOPs for Cadastre survey
2. Contracting with Private Companies or,
3. Capacity development of Cadastre Teams (Technicians, surveyors, legal experts, community reps..)
4. Equipment and logistics for cadaster work.



2. Land Administration -2

2.2.5 Land Registry

Objective: to establish the digital set of records of tenure rights, which would record all documents² relevant to land ownership, use, rights and obligations guaranteed by the state and which will be uploaded in the LIS (component 1.2) to be maintained, processed and electronically distributed to end users.

Activities:

- Develop regulations for land registry, archives and information use
- Develop SOPs, processes and guidelines
- Capacity development of land registrars
- Issue state-guaranteed title deeds
- Purpose-built registry offices and relevant equipment.



3. Land Policy and Capacity Development - 1

Objective: to develop an enabling environment comprising of policies, laws, regulations and capacity development of future ARAZI staff and the private sector with a view to ensure ARAZI functions effectively and sustainably within the legal frame.

3.1. Land Code

Development of a comprehensive land code, which would include all relevant legislations, rules and regulations related to land

Activities

- Develop regulations based on existing laws to enable implementation of existing laws
- Review of relevant land legislations and regulations in Turkey and other countries
- Adaptation of relevant regulations to the needs of Afghanistan
- National review and consultations
- Capacity development for practitioners
- Adaptation, consolidation and implementation



3. Land Policy and Capacity Development -2

3.2⁵ Technical Training Institute (TTI)

Capacity development for future generations of ARAZI technicians

Activities

- ¹ Refurbish and equip the existing institute currently under Min. of Education
- Develop more relevant curricula for several modules
- Capacity development of lecturers – distance learning, tailor-made courses and higher education (MSc and PhD.)
- Linking the TTI to other academic institutes (Turkey, India)
- Internships for graduate students from TTI
- Support to the establishment of technical associations to perform ARAZI work under contractual arrangements (PPP or other arrangements).
- Link the TTI with Kabul Polytechnic University for academic support and further education for students.

Implementation Arrangements

- Adaptive management
- All technical and support staff related to IDPL shall be fully integrated with ARAZI staff to ensure institution building
- A very small Program Management Unit (PMU) envisaged
- Capacity development and implementation support is envisaged from Turkey, but also elsewhere
- The private sector wherever capacity exists shall play a role in ARAZI's work – in particular Cadastre and relevant logistics
- International partners are expected to provide technical oversight and introduce additional international best practices.

