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**AFGHANISTAN**

# LAND REFORM IN AFGHANISTAN (THE LARA PROJECT)

QUARTERLY REPORT (THIRD QUARTER FY 2013)  
APRIL–JUNE 2013



**JULY 2013**

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## **DISCLAIMER**

The author's views expressed in this publication do not necessarily reflect the views of the United States Agency for International Development or the United States Government.



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# PREFACE

The United States Agency for International Development (USAID) Land Reform in Afghanistan Project (LARA Project) is managed by Tetra Tech ARD under USAID Contract No. 306-C-00-11-00514-00, with implementation assistance from its partners Tetra Tech DPK, International Land Systems (ILS), Development & Training Services, Inc., and Landesa (formerly the Rural Development Institute).

LARA project's primary government partners are Ministry of Agriculture, Irrigation, and Livestock (MAIL)/Arazi (formerly the Afghan Land Agency), the Ministry of Urban Development Affairs (MUDA), the Independent Directorate of Local Governance (IDLG), and the Supreme Court and selected local municipalities.

The purpose of the LARA project is to develop a robust, enduring, and Afghan-owned and-managed land market frame work that encourages investment and productivity growth, resolves/mitigates land-based conflict, and builds confidence in government's legitimacy, thereby enhancing stability in Afghan society.

The project continues USAID/Afghanistan's support for land reform and land rights strengthening that began through the earlier Land Tenure and Economic Restructuring in Afghanistan (LTERA) Project. The LARA project currently comprises an 18-month Base Period and an 18-month Option Period, with a contract amount of \$41.8 million. The LARA project is designed to contribute to USAID's Assistance Objective and Afghanistan National Development Strategy. Three influences will help shape the LARA project's contributions to this Objective: (1) the foundations provided by the former LTERA project that provides a starting point and methods that can be adapted; (2) USAID/Afghanistan management objectives including Afghanization and conflict mitigation; and (3) the following major LARA project objectives:

- Improve property rights delivery (land administration and formalization);
- Enable all citizens (women, minorities, and vulnerable populations) to exercise their rights through public information awareness (PIA);
- Strengthen land dispute resolution processes to reduce conflict and promote peace and stability;
- Promote economic development through clear and enforceable property rights, PIA, land rights delivery, and land dispute resolution;
- Strengthen institutional, policy, and legal reform to secure property rights for Afghan citizens; and
- Provide assistance in the cross cutting areas of gender, training, PIA, and private sector development. These objectives are supported by three components that provide the over-arching structure for Programming activities and tasks in the work-plan are as follows:
  1. **Informal Settlements & Formalization** – Support MUDA, the Afghan Geodesy and Cartography Head Office (AGCHO), IDLG, and the Municipality of Jalalabad with informal settlements upgrading, formalization, cadastral mapping, laws for urban planning and land use regulation, and training in planning and enforcement. Also, this project strengthens tenure security by supporting the Supreme Court and communities with rights formalization and informal dispute resolution.
  2. **Legal Framework** – Provide limited assistance to Ministry of Agriculture, Irrigation, and

Livestock (MAIL)/Arazi to identify, manage, lease, and obtain revenue from Afghan government lands and provide targeted technical assistance.

3. **Capacity Building** – Build capacity of public (AGCHO, Arazi, IDLG, MUDA, Supreme Court) and private sector land service providers to improve and streamline land tenure processes to Afghan private and public sectors.

# ACRONYMS AND ABBREVIATIONS

ACCI	Afghanistan Chamber of Commerce and Industries
AGCHO	Afghan Geodesy and Cartography Head Office
ALRMIS	Afghan Land Records Management System
ALCO	Afghan Land Consulting Organization
AIHRC	Afghanistan Independent Human Right Commission
AMCC	Afghan Message Construction Company
Arazi	Afghanistan Land Authority
Biz-CLIR	Business Climate Legal and Institutional Reform
CBDR	Community-based Dispute Resolution
CDMS	Cadastral Data Management System
COP	Chief of Party
COR	Contracting Officer's Representative
CRA	Cooperation for Reconstruction of Afghanistan
DAIL	Department of Agriculture, Irrigation, and Livestock
DCOP	Deputy Chief of Party
DFID	United Kingdom's Department for International Development
DOWA	Department of Women's Affairs
DRACS	Deeds Registry Archive Conversion System
DUDA	Department of Urban Development Affairs
GIRoA	Government Islamic Republic of Afghanistan
GDMA	General Directorate of Municipal Affairs
Harakat	Afghan Investment Climate Facility Organization
IDLG	Independent Directorate of Local Governance
ILS	International Land Systems
IT	Information Technology
LARA	Land Reform in Afghanistan

LEL	Land Expropriation Law
LML	Land Management Law
LTERRA	Land Tenure and Economic Restructuring in Afghanistan
M&E	Monitoring and Evaluation
MAIL	Ministry of Agriculture, Irrigation, and Livestock
MOJ	Ministry of Justice
MOU	Memorandum of Understanding
MUDA	Ministry of Urban Development Affairs
NRC	Norwegian Refugee Council
PIA	Public Information Awareness
TLO	The Liaison Office
TOT	Training of Trainers
USG	United States Government
USAID	United States Agency for International Development
USIP	United States Institute for Peace
WBI	World Bank Institute
WLRTF	Women Land Rights Task Force

# 1.0 EXECUTIVE SUMMARY

## 1.1. OVERVIEW BY COMPONENTS/ACTIVITIES

### 1.1.1. Component One: Strengthen Land Tenure Security through Formalization and Upgrading of Informal Settlements

Of the 1,700 parcels surveyed by the team, 1,070 have been delivered to LARA—more than 60% of the work has been completed. After LARA subcontractor Geo Planning enters data from the field using OpenTitle software, the data is transferred to the OpenTitle database at the municipality. The findings from the survey show that most of the residents have documentation for their properties and that they are happy to produce it.

The upgrading work in Araban High School refurbishment continues. In addition to the solar power system, fans in the classrooms, and the installation of a water pump, 50 cubic meters of crushed gravel were spread in the yard. The project is in its final stages, 95% of the work having been completed. The USAID Project Management Specialist and LARA project's Contracting Officer's Representative (COR), Dr. Ahmad Jawid Tahiri, visited the Araban high school in June to check the status of refurbishment works along with Eng. Nisar Ranjber, LARA's Component One Manager. Within this reporting period, 72 man days of skilled and 48 man days of unskilled labor were employed.



**Photo 1:** Araban upgrading and formalization physical work.

The water supply project continues with the laying of pipes and connecting to the city water supply. The project is now about 70% complete. Thirty skilled and 444 unskilled jobs have been filled.

Furthermore the physical upgrading activities in both Araban zones have commenced. The works are being implemented by a different subcontractor for each zone. The design for the overall improvement of each zone was approved by the technical team of LARA. Both companies started with grading and improvement of the ditches along the sides of the roads. The LARA COR and the LARA Component Manager visited both sites and provided comments and recommendations regarding traffic management, the selection of employees based upon age and residency in Araban so that the upgrading can move as fast as possible. The goal is to complete high-quality work on time.

LARA delivered all the information technology (IT) equipment for the Cadastral Data Management

System (CDMS) to the cadastre office, formerly a subdivision of AGCHO.

The LARA Business Systems Analyst installed the first version of the first two modules of GRM Registry, namely Back-file and Land Inventory, as part of the ALRMIS.

## Gender

During the reporting period, LARA continued activities to raise government and public awareness on women's inheritance and land rights. The gender team conducted four roundtables and one awareness-raising session. The gender unit trained 26 men and 183 women and conducted appropriate follow-up to monitor the impact of these PIA activities. The team identified three cases of women who had received their inheritance from their families as a result of these trainings and roundtables.

The work of the USAID program and the LARA gender team has been recognized and acclaimed for addressing the challenging issue of women's inheritance rights in an article by McClatchy News Service, "In Afghanistan, women denied their inheritance now have a champion" (<http://www.mcclatchydc.com/2013/06/04/192962/in-afghanistan-woman-denied-their.html#.UbLQK5VV8zL>). The article notes that the program is "aimed at educating not just women but men, too, since those who don't know the law often simply assumes women aren't allowed to inherit."



**Photo 2:** Ajmal Baluchzada, a new member of the WLRTF during a Task Force meeting.

The LARA Deputy Chief of Party (DCOP)-Technical gave a presentation regarding the LARA gender component at a Land and Conflict Course that was conducted in Washington, DC, in the beginning of June, sponsored by the United States Institute for Peace (USIP). The course brought together land specialists from USAID/Washington, the International Office for Migration (IOM), United Nations, Georgetown University, and civil society. The LARA gender work was praised by the participants and by the organizers.

The LARA gender unit hosted a Women's Land Rights Task Force (WLRTF) meeting on June 22, 2013, at the Arazi Office in Kabul. This was the first WLRTF meeting in the Arazi office and a first step in transferring the task force secretariat from the LARA project to Arazi—part of the sustainability strategy for the group as outlined in the approved Work Plan.

## Community Participation

Street upgrading in the informal settlement of Araban officially started with a ceremony held on June 5, 2013, and attended by participants from the provincial governor's office, Jalalabad Municipality, Department of Urban Development Affairs (DUDA), Cadastre, Arazi, the Municipal Water Supply Department, the Afghanistan Subnational Governance Programme (ASGP/UNDP), the Directorate of Agriculture, and Araban community elders.

### 1.1.2. Component Two: Legal Framework

The legal team has reviewed comments and suggestions that were received during seven public consultation workshops for amendments to the Land Management Law (LML). Based on the comments and suggestions, modifications were incorporated into the law. The final draft was submitted through

Arazi to the MOJ during this quarter. The draft law is now more gender-responsive and it includes strengthened penalty provisions, which represent important steps toward fighting corruption and “land grabbing.”



**Photo 3:** Participant in the LML Training in Jalalabad

During the quarter, the LARA project worked with Arazi to develop training in the land law procedures for Arazi staff around the country to enable them to understand, implement, and enforce the law once adopted. The LARA project jointly with Arazi has conducted a training of trainers (TOT) session and five events in the provinces (for the hub and regional provinces). The training sessions focused on the newly revised and developed specific procedures under LML (such as land transfer, land exchange, land rights identification and clearance, and land lease). As a result of this training, the Arazi provincial staff will be able to better perform their daily duties. The ultimate result of this training will be an improved, more transparent, and more accountable land management mechanism at the national level and better land-related services to the population.

The LARA legal team conducted the Regional Technical Training on Newly Developed Procedures under LML at the national level from March 2–May 29, 2013. The Land Management Law training hosted 558 participants from all over Afghanistan. Out of 558 participants, 29 were from Kabul and the rest were from 32 other provinces. All training participants were trained in the newly developed procedures with respect to land lease, land clearance, land exchange, and land transfer. These procedures have been developed by Arazi in collaboration of LARA legal team.

The monitoring and evaluation (M&E) team conducted the pre- and post-training evaluations by canvassing the participants regarding the effectiveness of the training. The evaluations showed that the knowledge of the participants regarding new procedures was retained and that the participants thought that the training was very well done.

The project used a random sampling technique. Out of 558 participants, responses were collected and data analysed from 300 participants, of whom 16 were female.

The LARA Project completed the training on the Land Management Law and procedures with a final program in Kabul for surrounding districts, attended by 117 participants. The Minister of MAIL made closing remarks in which he thanked USAID and LARA for providing support and contributing to the effectiveness of Arazi allowing it to become an independent directorate into which the cadastre department of AGCHO will be merged.



**Photo 4:** LML Training in Nangarhar, April 2013.

# 2.0 PROJECT ACTIVITIES REPORT YEAR 2, 3<sup>RD</sup> QUARTER 2013 (FY)

## 2.1 INFORMAL SETTLEMENTS AND FORMALIZATION COMPONENT

### 2.1.1 Activity 1: Upgrade Informal Settlements

#### **Task 1.1.1: Assist Stake holders to Develop Criteria for Informal Settlements Upgrading**

Task is completed.

#### **Task 1.1.2: Conduct a Workshop on Informal Settlements Upgrading and Formalization**

Completed in November 2011

#### **Task 1.1.3: Select Informal Settlements.**

Completed in February 2012

#### **Task 1.1.4: Develop Manual/Handbook to Guide Upgrading Work.**

The manual was finalized and submitted to USAID. The team started translation of the guide. Once this is completed, the guide will be submitted to the stakeholders for use in future activities.

#### **Task 1.1.5: Conduct Participatory Assessments of Planning and Physical Upgrading Issues in Selected Informal Settlements**

Task completed.

#### **Task 1.1.6: Develop Phased Community Action Plans of Priority Upgrading Projects and Formalization/Regularization Activities**

Task completed.

#### **Task 1.1.7: Develop Community Outreach Strategy to Ensure the Smooth Implementation of the Upgrading Works**

Public information awareness remains an ongoing priority of the cadastral survey activity, since residents have questions concerning survey work in their community. The subcontractor (Geo Planning) and the LARA project team continue to educate the residents through awareness activities. For instance during the reporting period, more than 350 community members in the informal settlements of Araban and Campoona were informed about the cadastral surveying activities.

The survey team completed the survey to more than 1700 parcels. The total number of parcels to be surveyed is approximately 2,800 parcels, so more than 60% of the work is completed.

Subcontractor Geo Planning enters data from the field in OpenTitle, and then transfers the data to the OpenTitle database at the Jalalabad municipality.

### **Task 1.1.8: Design, Plan, and Implement Physical Upgrading Works**

**Arabian High School refurbishment.** The Arabian High School refurbishment continues. In addition to the solar power system, fans in the classrooms, and the installation of the water pump, 50 cubic meters of crushed gravel has been spread in the yard. The project is in its final stages, 95% of the work having been completed.

The USAID Project Management Specialist and the LARA COR, Dr. Ahmad Jawid Tahiri, visited the Arabian High School in June to check the status of refurbishment works along with Eng. Nisar Ranjber, LARA's Component One Manager. Within this reporting period, 72 man days of skilled and 48 man days of unskilled labor were employed.

**Arabian Water Supply.** The COR and LARA Component Manager also checked on the status of water supply activities during the COR's visit in month of June. The work of laying pipes and connecting them to the city water supply continues. The project is now about 70% complete. Thirty skilled and 444 unskilled jobs have been filled.

**Arabian Upgrading.** Physical upgrading activities in both Arabian zones have commenced. The work is being implemented by a different subcontractor for each zone.

The design for the overall improvement of each zone was approved by the technical team of LARA. Both companies started with grading and improvement of the ditches along the sides of the roads. The LARA COR and the LARA Component Manager visited both sites and provided comments and recommendations regarding traffic management and the selection of employees based upon age and residency in Arabian (so that the upgrading could move as quickly as possible). Street widening is the most important part of the upgrading, a priority of the community as a whole. The LARA technical team is working closely with specialists from the Jalalabad municipality and in collaboration with the wakil-e-gozars and Community Development Council heads. The community has been playing an active role in this process by removing waste and debris.



**Photo 5:** Community participation at the Arabian physical upgrading work, June 2013.

**Launch of Street Upgrading in Arabian Informal Settlement.** Street upgrading in the informal settlement of Arabian officially kicked off on June 5, 2013, attended by participants from the Provincial Governor's office, Jalalabad municipality, DUDA, Cadastre, Arazi, the Municipal Water Supply Department, ASGP/UNDP, the Directorate of Agriculture, and Arabian community elders.

Eng. Nisar Ahmad Ranjber, LARA Component One Manager, opened the event with a brief description of the LARA Project and its activities in Arabian and Campoona. The Provincial Deputy Governor, Mr. Mohammad Hanif Girdiwal, commented on the importance of this project in Jalalabad and thanked USAID and LARA for the assistance. Mr. Lalagha Kakar, Jalalabad Mayor, highlighted the excellent coordination over one and half years between city management, the community, and the LARA project.

### **Task 1.1.9: Contribute to the Medium- to Long-Term Sustainability of Upgrading Investments**

The project team will coordinate the drafting of a Maintenance Plan for both settlements, which will be submitted to the General Directorate of Municipal Affairs (GDMA) and the Jalalabad Municipality for review. The last draft of the document will be reviewed once upgrading works are completed, so that the team could submit a final form to GDMA and Municipality in September/October 2013.

## **2.1.2 Activity 2: Urban Planning**

### **Task 2.1.1: Identify Institutional Stakeholders and Implementing Agencies in the Target Municipality**

Completed in 2011

### **Task 2.1.2: Support Appropriate Coordinating Mechanisms among Institutional Stakeholders:**

During this reporting period, all three components of the USAID's LARA Project coordinated activities closely with the target counterparts.

The Component One team (Informal Settlements and Upgrading Component) worked closely with the Cadaster Directorate in Kabul and the Jalalabad Department of Cadaster, as well as with GDMA, Arazi, Jalalabad Municipality, and the Department of Water Supply in Jalalabad. The details of the activities conducted by the component are highlighted throughout the report.

The Component Two team (Legal Framework Component) worked closely with Harakat. They have also continued the coordination of the activities with the Arazi and World Bank on the Expropriation Law, where a consultant of the World Bank supports the activity.

The Component Three team (Capacity Building Component) was able to conduct their trainings and activities based in coordination with LARA counterparts and stakeholders (e.g., Arazi, AGCHO, MUDA, DUDA Jalalabad, Jalalabad Municipality, AGCHO Jalalabad, and private sector counterparts such as the Cooperation for Reconstruction of Afghanistan (CRA), Afghan Land Consulting Organization (ALCO), The Liaison Office (TLO), Land Rights, and HEIK).

### **Task 2.1.3: Support the Physical Refurbishment of Selected Technical Offices**

The project continued to make progress with the refurbishment of technical offices of LARA project counterparts: DUDA Nangarhar office, the Jalalabad Municipality Engineering and Revenue Department and the Arazi Training Centre.

The Construction Engineer and LARA Component One Manager paid several visits to the DUDA site to check on the status of refurbishment works contracted to City Wall Dubai, Intl. The contractor completed the second deliverable, namely, construct masonry, plumbing, and carpentry for the new bathroom and manholes of the septic tank; interior section painting; water tank installation and pipe scheming; and concrete placement at the entrance way. The project activities were in progress in the case of Jalalabad Municipality, where the project team addressed a few quality issues regarding the painting job. Currently, a few activities not included in the initial RFP (such as roof insulation and installation of window security fences and new PVC doors) are submitted to the project management team for consideration and approval.

The Arazi Training Centre refurbishment was awarded to Afghan Message Construction Company (AMCC). The project's Construction Engineer conducted a preliminary meeting with AMCC based on which the contractor shall submit the work plan, safety plan, quality control plan, and furniture delivery plan. Upon approval, the contractor commenced the works at the site in accordance with the approved SOW.

The Araban High School refurbishment resulted in 90 man day jobs for skilled laborers and 174 man day jobs for un-skilled laborers during this reporting period.

Refurbishment of the engineering and revenue department buildings for Jalalabad Municipality is more than 80% complete.

Part of the Araban settlement upgrading involves improving the water supply network for the informal

settlement. Pipes have been laid and connections made to the city water system, and backfilling has been completed for parts of the project. New ditches have been dug for additional connections.

The refurbishment of the Jalalabad Municipality engineering and revenue buildings is still in progress. Within this reporting period, there were 48 man days of skilled and 72 man days of unskilled labor.

City Wall Dubai Construction Company continued working on the refurbishment of the DUDA building in Jalalabad. The refurbishment is almost completed with only cleaning and demobilization of the subcontractor remaining. The refurbishment of the DUDA building consisted of:

- Construction of new bathroom next to the director's office;
- Installation of two new windows in the director's office;
- Construction of a partition on the first floor;
- Installation of a new door;
- Construction of a septic tank;
- Interior and exterior painting;
- Concrete paving of the entrance and parking space;
- Installation of a 2000 liter reservoir;
- Supply and installation of a prefabricated guard shack;
- Installation of an electrical and LAN network; and
- Installation of 21 KWh/day solar power system for the whole building.

#### **Task 2.1.4: Create a Jalalabad Urban Profile**

Task completed

#### **Task 2.1.5: Organize “Urban Planning Clinics” to Improve Land Use Planning Processes and Outputs**

Task completed.

#### **Task 2.1.6: Undertake Institutional Capacity Building for Urban Planning Activities**

The CBC started the preparations for the World Bank Institute (WBI) Online Course on “Upgrading Informal Settlement” (June 3–July 1, 2013). The component team has requested that MUDA nominate employees for the course. These employees will undergo an English language test prior to being enrolled.

As result of this course, top quality expertise on upgrading of informal settlements will be transferred to participants. Urban planners will have a functional and integrated understanding of the dynamics of informal settlement upgrading and the new relevant techniques and effectively will utilize policies and planning instruments to manage urban growth and achieve sustainable, equitable, and efficient development outcomes.

#### **Task 2.1.8: Identify and Incorporate Informal Settlements into GIS-based City Maps and Plans**

The task is completed.

Seventy percent of the agricultural lands in the outskirts of the Jalalabad city also have been mapped and digitized during this quarter.

### **Task 2.1.9: Draft Joint Urban Planning Procedures**

The Urban Planning Procedures have been drafted by the LARA project interns in English, as a capacity building exercise. The project in-house translator will translate into Dari during the next quarter.

### **Task 2.1.10: Draft Urban Development Guidelines**

The Informal Settlements and Formalization Component team has finalized the drafting, writing, and compilation of the Urban Development Guidelines during this reporting period. The guidelines were submitted to USAID.

## **2.1.3 Activity 3: Deeds Registration**

### **Task 3.1.1: Assess Supreme Court and Provincial Makhzan Land Registration System and Recommend Streamlined Procedures**

LARA delivered all the IT equipment for CDMS to the cadaster office (formerly a subdivision of AGCHO).

The capacity building component completed plans and a curriculum to conduct on-the-job training on Open-Title for the Jalalabad Municipality staff and AGCHO staff in Jalalabad. The hands-on training was scheduled for May 21–22 for approximately 15 participants and was conducted by Component One team members.

The LARA capacity building team provided assistance to the Business System Analyst in providing CDMS training in Kabul for 30 AGCHO staff (12 from the AGCHO provincial departments and 18 from the main office). The training took place over four days (June 22–26) with the objective of providing land administration practitioners a sufficient level of understanding of Open-Title to record and document land and property rights in a variety of settings (urban and rural, formal and informal) and extend the use of the tools it delivers into wider resource inventory processes including linking the data to cadastral information. The course had the following agenda:

<b>Day N°</b>	<b>Task description</b>	<b>Requirements</b>	<b>Number and organization</b>
1	Introduction to Open-Title	Training room space with 15 desktop computers, projector and display equipment	30 persons, AGCHO
2	Indexing and Searching	Training room space with 15 desktop computers, projector and display equipment, Internet	30 persons, AGCHO
3	Image Capture	Training room space with 15 desktop computers, projector and display equipment, Internet	30 persons, AGCHO
4	Mapping and Display	Training room space with 15 desktop computers, projector and display equipment, Internet	30 persons, AGCHO
5	Editing Spatial Data	Training room space with 15 desktop computers, projector and display equipment, Internet	30 persons, AGCHO

### **Task 3.1.2: Expand Implementation of Revised Registration Procedures**

The LARA Business Systems Analyst installed the first version of the first two modules of GRM Registry, namely Back-file and Land Inventory as part of the ALRMIS.

### **Task 3.1.3: Develop Methodology for Validating Title in Municipalities including Customary Deeds**

This activity will commence following the completion of the cadastral survey.

### **Task 3.1.4: Train Supreme Court and Provincial Court Staff on Deeds Registry Archive Conversion System (DRACS)**

The LARA project Business Systems Analyst has installed an updated version of the DRACS in Dari at the Kabul Supreme Court Makhzan Department. The DRACS, GRM Registry Workstation, and system have been downloaded and installed in the LARA and Makhzan computers (one server and four computers).

As a result, feedback was received from the client and their observations will be considered in configuring a customized updated version of the system.

## **2.1.4 Formalization of Land/Occupancy Rights Supported by Cadastral Mapping**

### **4.1.1: Finalize Land Rights Regularization Model Manual**

The Manual was finalized with contributions from all project components at the end of March. The document—still in draft form—was presented to LARA project’s stakeholders on April 23. The Manual will be updated at the end of September to include input from project stakeholders, as well as “lessons learned” from the upgrading and formalization process.

### **Task 4.1.2: Conduct Public Information Awareness Campaign about the Mapping Process in Informal Settlements**

Public information awareness remains an ongoing priority of the cadastral survey activity, since residents have questions concerning survey work in their community. The subcontractor and the LARA project team continue to educate the residents through awareness activities. For instance during the reporting period more than 350 community members (in clusters of seven and eight in Araban and clusters seven and eight in Campoona) were informed about the cadastral surveying activities.



**Photo 6:** Public Information Awareness campaign in Araban settlement.

### **Task 4.1.3: Undertake Mapping of Selected Informal Settlements**

#### **President Karzai signed the letter authorizing the start of cadastral survey work in Jalalabad.**

AGCHO has received an official letter from the President’s Office authorizing the cadastral survey work in the informal settlements in Jalalabad. The subcontractor (Geo Planning) is now officially continuing the cadastral field work in the two selected settlements, Araban and Campoona. The land survey and socio-economic survey are already underway and the presidential authorization allows AGCHO Cadaster Jalalabad staff to participate.

Geo Planning is continuing with the cadastral survey work completing two more residential clusters during the reporting period. As the fieldworkers have gained experience, the work has speeded up and they are now completing approximately 45 houses per day. The Governor of the province issued a letter to the cadastre department to work in the field with Geo Planning and two surveyors from the cadaster department worked alongside Geo Planning to survey in the field.

LARA is testing a method wherein the private sector does the field work under the supervision of the cadastre department. Only with the engagement of the private sector will viable methods be developed for completing urban cadastral work in Afghanistan.

The data gathered in the field is entered into OpenTitle, reviewed by the LARA quality control and quality assurance team, and transferred to the municipal IT equipment. LARA has encouraged city workers to engage in quality control of the data.

In accordance with work plan Task 4.1.3, Undertake Mapping of Selected Informal Settlements, the mapping task for the two informal settlements in Jalalabad City commenced. The selected company, Geo Planning, has already mobilized to Campoona and established both technical and community support teams. The Settlement Upgrading and Formulization Component Manager, with the Cadastre Senior Specialist, met with the subcontractor and reviewed the procedures for interacting with the local counterpart and the community.

#### **Task 4.1.5: Support Implementation of ALRMIS and Data Entry**

LARA project Business Systems Analyst installed the first version of the first two modules of GRM Registry, namely Backfile and GRM Registry as part of the ALRMIS.

#### **Task 4.1.6: Provide Institutional and Technical Assistance to AGCHO and Others**

Prior to the mapping, the project hosted a technical workshop on April 7, in the AGCHO Cadastre Department of Nangarhar. The aim of the workshop was to bring participants together and introduce the subcontractor, provide a briefing on relevant legislation and the survey procedure, and finalize the execution plan. Mr. Sultani, head of AGCHO, was in attendance, as well as representatives of the local government, AGCHO Nangarhar, Arazi, and DUDA. The whole activity was supported by a PIA campaign to raise awareness about the importance of this work to property owners, the municipality, and the community at large.

#### **Task 4.1.7: Conduct an Assessment of the Hesare-I-Shahi Industrial Park (HIP) in Jalalabad**

The task is completed.

### **2.1.5 Activity 5: Community Participation**

#### **Task 5.1.1: Conduct an Arazi Training Needs Assessment for Land Dispute Mechanisms**

The capacity building team met with Arazi to identify pre-evaluation questions and post-evaluation forms to provide a proper assessment of the effectiveness of the regional LML training sessions that have taken place since March.



**Photo 7:** Community members are reading the brochures for the cadastral survey.

### **Tasks 5.1.2: Provide dispute resolution training supporting the Tasfia process and public information awareness**

The CBDR Specialist commenced work on a CBDR Training Manual for Arazi employees. The manual contains two major sections: the first presents CBDR guidelines, and the second addresses tasfia procedures. The purpose of the manual is to build the capacity of Arazi staff regarding the CBDR guidelines and tasfia procedures so they are able to apply the knowledge in their day-to-day jobs. The LARA project team met with Arazi's CEO to brief him on the manual progress and discuss the project team's future assistance in terms of developing the CBDR procedures that will be used to train both Arazi staff and tribal elders. Upon completion, the manual will be shared with the other project components and Arazi for comments and will then be used for CBDR training.

#### **2.1.6 Informal Settlements and Formalization Component: Problems and Solutions**

**Araban Settlement upgrading activities.** The Araban settlement upgrading activities are subcontracted to two experienced national construction companies. Each stage of the work requires different tests to assess the strength and durability of products for long periods of services, as outlined in the SOW. This was resolved by LARA technical team preparing a tight schedule of each task to be undertaken, in conjunction with the implementing partners. To measure the progress according the prepared schedule, LARA and Jalalabad Municipality will jointly monitor the technical progress on a systematic basis.

The upgrading activities also include the widening of roads and streets, which also involves the community. The project team in Jalalabad held several community meetings to obtain consensus about the process and also signed a memorandum of understanding (MOU) with the Jalalabad Municipality before the actual paving work commenced. Agreements have also been signed with residents affected by roads upgrading in the presence of wakil-e-gozars.

USAID's LARA Settlement Upgrading Manager and the team prepared a map of the site and indicated the problem areas. The Jalalabad Deputy Mayor was actively involved in the process and called a meeting with Community Development Council heads and wakil-e-gozars in the Araban settlement in order to facilitate and expedite the process.



**Photo 8:** Tasfia dispute resolution training in Nangarhar.

**Settlements Upgrading and Formalization Component Management.** The Settlement Upgrading and Formalization Component team is recruiting one additional technical staff. The Engineer will begin August 1<sup>st</sup>, and until then the Component Manager has assumed Engineer’s responsibilities.

### 2.1.7 Informal Settlements and Formalization Component: Proposed Activities/Events Next Quarter

- Campoona settlement upgrading projects opening in August 2013;
- Araban settlement upgrading projects’ completion ceremony in August 2013; and
- Campoona settlement upgrading projects’ completion ceremony in August 2013.



**Photo 9:** Araban roads and streets upgrading project.

## 2.2 COMPONENT 2: LEGAL FRAMEWORK

### 2.2.1 Activity 6: Legal Framework

The proposed amendments to the LML were reviewed by the MOJ. However, due to the Cabinet of Ministers resolution dated May 27, 2013, which made Arazi an independent agency and merged the cadastre departments with Arazi, further revisions must now be made to the proposed amendments. Arazi, the MOJ, and the LARA legal team drafted proposed changes. The draft Law on Survey and Cadastre will also need to be revised to cover the institutional change and will become part of the LML as a separate chapter. The range of revisions to the drafts of the LML and the Law on Cadastre will cover the regulatory authority of LML, terms and definitions, leadership, and supervision of commissions and delegations.

The LARA Legal Framework Team supported Arazi with LML revisions and amendments, as well as with the development of procedures for land leasing, land rights identification, land transfer and land exchange procedures under the current Land Management Law. LARA planned six zone-wide workshops under the title of Technical Trainings on these procedures. After the launch event in Herat, the next training took place in Balkh Province from April 7–10. Ninety-three participants (2 women 91 men) from the neighbouring provinces including Bakh were in attendance. A representative from the governor’s office (Mr. Fayaz Aien) delivered the keynote speech and thanked USAID/LARA for the initiative.

The same training was provided to the Arazi staff in Kunduz Province from April 14–17. The Legal Framework Component and Arazi joint teams trained 93 participants (two women 91 men) from Kunduz, Badakhshan, Takhar, and Baghlan provinces. In his keynote speech during the opening event, the Director of the Department of Agriculture, Irrigation, and Livestock (DAIL) in Kunduz thanked USAID/LARA for supporting and facilitating this training on topics that are essential for Arazi’s activities and that are the first of their kind in the history of Arazi.

The technical training was offered to the to the Arazi staff in the Nangharhar Province from April 21–27. The joint Legal Framework Component and Arazi teams trained 84 participants (one woman and 83 men) from four eastern provinces. In their keynote speeches during the opening event, Mr. Ziaul Haq Sadiqi,

Director of DAIL, and Mr. Jalat, Land Right Identification Teams Head of Afghanistan Land Authority in Nangarhar Province, thanked USAID/LARA for supporting and facilitating this training on topics that are essential for Arazi's activities.

On May 12, the project's Legal Framework Component team commenced the fifth technical training event for Arazi staff on the LML and procedures in Kandahar. The event gathered Arazi staff members from four southern provinces (Zabul, Helmand, Uruzgan, and Kandahar). From May 26–29, 2013, the LARA legal framework team completed the sixth and last technical training regarding the Land Management Law and land-related procedures in Kabul for 117 Arazi officials (eight of whom were women). The event drew participants from 11 central and south eastern provinces, including Kabul.

At the closing of this training, H.E, the Minister of MAIL, commented that the promotion of Arazi to an independent entity with resulting merging of the AGCHO Cadastre Department is a recognition of Arazi's technical achievements toward land reform. He encouraged participants to make commitments and stand fast in building transparent technical expertise that will assist Arazi in the proper administration of land resources. In addition, he expressed his gratitude to the USAID/LARA Project for its assistance resulting in many significant achievements of Arazi including proposed amendments LML. Working toward implementation of ALRMIS and capacity building were also mentioned among the achievements.

**The Legal Framework Component and Arazi work on the Land Expropriation Law and Procedures.** On May 12, LARA's legal team convened a meeting with the Arazi CEO on a Land Expropriation Law (LEL) revision and on developing the three related procedures; expropriation of residential prosperities, crops/agricultural land, and arid land.

The current LEL of Afghanistan cannot respond to the needs of the country in terms of development of big projects, and there are inconsistencies regarding proving ownership with other land related legislation.

**The project assists Arazi with the land lease procedures changes.** During this reporting period, the LARA project legal team worked on some changes to the land lease procedures as a result of suggestions from the regional technical training sessions (the procedure is currently with Arazi for a final review). The final version will be submitted for approval and signature of the Minister of MAIL, and, upon approval, will be printed in book format and submitted officially to all provincial and district offices of Arazi. They will also be distributed to the governors' offices and cadastral offices of AGCHO country-wide. Arazi officials throughout the country have been trained by the LARA project on these newly developed procedures, and two additional regional trainings were followed in May—one in the Kandahar zone from May 12–16, and the other in Kabul.

### **Task 6.1.1: Identify Amendments to the Laws Enabling Land Transactions and Efficient Land Registration**

The proposed first draft AGCHO and Cadastre Law were officially submitted to AGCHO officials on March 27 to be shared with respective AGCHO officials and departments for further comments. The document has also been shared with relevant institutions such as Polytechnic University, Kabul University, and the Faculty of Geodesy and Cadastre Institute for further inputs. Once these comments were incorporated, the document was officially submitted to the MOJ for approval.



**Photo 10:** LML Training in Kandahar Province.

### **Task 6.1.2: Focus on Land Law and Gender Rights**

Task completed

#### **2.2.2 Activity 7: Regulations**

### **Task 7.1.1: Organize Legal Clinics Aimed at Reviewing Urban Planning Legislation**

Task completed

#### **2.2.3 Activity 10: Gender**

During the reporting period, LARA continued activities to raise government and public awareness on women’s inheritance and land rights.

The work of the USAID program and the LARA gender team has been recognized and acclaimed for addressing the challenging issue of women’s inheritance rights in an article by McClatchy News Service, “In Afghanistan, women denied their inheritance now have a champion”

(<http://www.mcclatchydc.com/2013/06/04/192962/in-afghanistan-woman-denied-their.html#.UblQK5VV8zL>). The article notes that the program is “aimed at educating not just women but men, too, since those who don’t know the law often simply assumes women aren’t allowed to inherit.”

The LARA DCOP-Technical, Ms. Lida Nadery, gave a presentation regarding the LARA gender component at a Land and Conflict Course that was conducted in Washington, DC, in beginning of June, sponsored by the United States Institute for Peace (USIP). The course brought together land specialists from USAID/Washington, the International Office for Migration (IOM), United Nations, Georgetown University, and civil society. The LARA gender work was praised the participants and by the facilitators.

The LARA gender unit hosted a Women’s Land Rights Task Force (WLRTF) meeting on June 22, 2013, at the Arazi Office in Kabul. This was the first WLRTF meeting in the Arazi office and a first step in transferring the task force secretariat from the LARA project to Arazi—part of the sustainability strategy for the group as outlined in the approved Work Plan. In their keynote speeches, the Deputy Director of Arazi and Ms. Nadery talked about the importance of the transition of the task force to Arazi as part of the sustainability plan.

The main objective of the meeting was to review the draft of the charter for the task force. The charter will ensure that all of the task force members agree on one joint advocacy platform of diverse civil society organizations, including but not limited to media, umbrella organizations, and networks to advocate for women's land and inheritance rights. Mr. Aziz Rafi and Mr. Ajmal Baluchzada made important contributions to the draft charter, which will be circulated by the LARA gender team for recommendations.



**Photo 11:** Eng. Aziz Rafiee of the ACSF and a member of the WILRTF discussing some ideas.

The LARA Project gender team, in coordination with the Department of Women's Affairs (DOWA) in Nangarhar Province, conducted a roundtable on women's land and inheritance rights on May 9 in the DoOWA office in Jalalabad. The panelists included Ms. Anisa Emrani (Head of DOWA), two members of Nangarhar Provincial Council, and one representative from the Jalalabad Court. The focus of this roundtable was the community from the Sourkh Road District, Nangarhar Province.

The roundtable panelists included members of the Nangarhar Provincial Council and the Jalalabad Court, who outlined existing challenges women face claiming their land rights and analyzed ways of addressing these challenges. The Jalalabad Court representative (Ms. Zuhul Wahidi) gave an overview of women's land rights according to the Constitutional Law, the Civil Code and Elimination of Violence against Women Law, and focused on how to divide land between inheritors and what procedures should be followed.

The Provincial Council representative (Nelofar Aziz) highlighted the importance of public information awareness throughout the society so that women and men are able to understand and enforce women's rights to inherit and own property.

The participants have agreed to involve religious and local leaders in increasing this awareness, as well as using media to educate people on the importance of enforcing women's rights to land and promoting male role models who have successfully granted family land to female relatives.

On April 11, a snapshot "Brother Shares Land with Sisters" was featured on the USAID Afghanistan website and USAID/Afghanistan Facebook page. The document told a story about a man who attended a USAID/LARA roundtable on women's land and inheritance rights in one of the Kabul districts and marks a tangible outcome of the campaign on women's land and inheritance rights conducted in partnership with MOWA.

On April 14, LARA's gender team, together with the project Technical Advisor/Manager, had a planning meeting with the Arazi focal point in order to coordinate the gender training to the Arazi staff, in accordance with the Gender Mainstreaming Strategy for Arazi developed by Deborah Smith, LARA STTA. The project team gave an overview of the "Gender Mainstreaming in Arazi, and Developing the Role of the Women's Land Rights Task Force" report, and the specific recommendations outlined in the report. A gender trainer conducts gender awareness training focusing on gender roles and gender relations, sex-disaggregated data and gender analysis, gender budgeting, gender and land rights, and their relevance to Arazi's work. The ultimate objective is to train Arazi staff so that they can take over the secretarial duties of the Women's Land Rights Task Force.

In part as a result of USAID LARA's women's land and inheritance rights campaign early this year, 55 cases have been filed by women with the Ministry of Women's Affairs to enforce land rights. The cases were sent to relevant governmental departments by the Ministry of Women's Affairs or the Departments of the Women's Affairs in the provinces, as follows:

- 39 cases referred to the Legal Department of Kabul Governor's Office;
- 5 cases referred to the Ministers Council administrator office;
- 2 cases referred to Department of Women Affairs Parwan;
- 1 case referred to Department of Women Affairs Panjsher;
- 2 cases referred to Department of Women Affairs Wardak;
- 3 cases referred to Ministry of Justice (MOJ); and
- 3 cases referred to the Supreme Court.

### **Task 10.2: Establish Student Clubs in Kabul and Jalalabad Schools and Universities**

This activity was dropped and the team focused its attention on other women's inheritance and land rights awareness activities as well as on building the capacity of the WLRTF.

### **Task 10.3: Conduct Women's Advocacy Training and Support**

In accordance with Task 10.3 in the approved Work Plan (Conduct Women's Advocacy Training and Support), the LARA project is building the capacity of the WLRTF in the area of public policy advocacy to ensure that members and others have the tools necessary to undertake women's land and inheritance rights-related advocacy activities at the national and community level.

The LARA gender team organized a training session on April 24, 2013, at Park Star Hotel in Kabul for WLRTF members from Jalalabad and Kabul provinces. The training introduced advocacy as a concept and presented effective practical advocacy tools that could be employed when embarking upon campaigns aiming at influencing legislation pertaining to women's land and inheritance rights. The participants discussed several Afghan laws that the WLRTF could try and influence using advocacy practices, such as Media Law, Family Law, Violence against Women Law, and the draft Family Bill. The WLRTF members also brainstormed practical aspects of an advocacy campaign on women's land and inheritance rights that would change people's perception with respect to women inheritance rights in Afghanistan and that would target media and civil society and legislators.

### **Task 10.4: Provide Additional Support for Arazi on Gender Issues**

The LARA gender unit has been working on the transfer of the WLRTF Secretariat over to Arazi, in accordance with the approved Work Plan. One Arazi representative, Habibulah Rahmani, became a member of the task force. The last WLRTF meeting was held at the Arazi office on June 22, 2013. Two Arazi staff members attended the session to become more familiar with the mission, agenda and operations.



**Photo 12:** Lida Nadery, LARA's DCOP Technical, addressing the meeting in a WLRTF gathering at Arazi.

## 2.2.4 Legal Framework Component: Problems and Solutions

**Approval of the LML delayed due to the reforms in Arazi.** Because of the merging of Arazi and AGCHO and the promotion of Arazi to Independent Land Authority, the LML approval has been delayed at the Ministry of Justice.

The project team revised both the LML and Law on Survey and Cadaster, the latter becoming part of the proposed LML. The LML resubmission to Arazi was scheduled for Saturday July 20, 2013, and it is planned to be finalized at the MOJ during the last week of July. It will then be sent to the Cabinet for consideration and approval.

## 2.2.5 Legal Framework Component: Proposed Activities/Events Next Quarter

- Finalize LML at the MOJ;
- Complete the incorporation of the AGCHO and Cadastre Law in the LML;
- Conduct public consultation on AGCHO in Kabul;
- Work on Land Expropriation Law (Land Acquisition Law);
- Develop procedures under Land Expropriation Law (LEL/LAL)
- Follow up on the approval process for the LML and AGCHO laws;
- Work on improving of legislation pertinent to women’s land inheritance rights; and
- Provide legal assistance to Arazi and AGCHO or other counterparts as required.

## 2.3 CAPACITY BUILDING COMPONENT

The LARA capacity building team provided assistance to the Business System Analyst in providing CDMS training in Kabul for 30 AGCHO staff (12 from the AGCHO provincial departments and 18 from the main office). The training took place over four days from June 22–26 with the objective of providing land administration practitioners a sufficient level of understanding of OpenTitle to record and document land and property rights in a variety of settings (urban and rural, formal and informal) and extend the use of the tools it delivers into wider resource inventory processes including linking the data to cadastral information.



**Photo 13:** Final iteration of the LML Training in Kabul.

### **Land Management Procedure**

**Training.** The Capacity Building Component team conducted its last LML and revised procedures training for Arazi in the central region/Kabul. The training included participants from Parwan, Kapisa, Panjshir, Bamiyan, Daikundi, Logar, Wardak, Ghazni, Logar, Wardak, Nangarhar, Khost, Paktya, and Paktika provinces, as well as employees from Kabul Arazi district level employees. The result of all six trainings will be improved land management mechanisms for the country. The trainings also offered guidance for the process of restitution of the state-owned land grabbed by “land grabbers”.

**OpenTitle Training for the Jalalabad Municipality.** The capacity building component completed plans and a curriculum to conduct on-the-job training on OpenTitle for the Jalalabad Municipality staff and AGCHO staff in Jalalabad. The practical hands-on training was scheduled for May 21–22 for about 15 participants and was conducted by Component One team members.

**Land Management Law Training for Arazi Provincial Staff.** After the launch event in Herat, the next training took place in Balkh Province from April 7–10. Ninety-three participants (two women 91 men) from the neighbouring provinces including Bakh were in attendance. A representative from the governor’s office (Mr. Fayaz Aien) delivered the keynote speech and thanked USAID/LARA for the initiative.

The same training was provided to the Arazi staff in Kunduz Province from April 14–17. The Legal Framework Component and Arazi joint teams trained 93 participants (two women 91 men) from Kunduz, Badakhshan, Takhar, and Baghlan provinces. In his keynote speech during the opening event, the Director of the Department of Agriculture, Irrigation, and Livestock (DAIL) in Kunduz thanked USAID/LARA for supporting and facilitating this training on topics that are essential for Arazi’s activities and that are the first of their kind in the history of Arazi.

The technical training was given to the Arazi staff in Nangarhar Province from April 21–27. The joint Legal Framework Component and Arazi teams trained 84 participants (one woman and 83 men) from four eastern provinces. In their keynote speeches during the opening event, Mr. Ziaul Haq Sadiqi, Director of DAIL, and Mr. Jalat, Land Right Identification Teams Head of Afghanistan Land Authority in Nangarhar Province, thanked USAID/LARA for supporting and facilitating this training on topics that are essential for Arazi’s activities. On April 22, after certificates were distributed to the participants, the legal team made a presentation on LML to UNHCR housing and land properties task force meeting at their main office. The presentation focused on key improvements to the LML, particularly on property rights.

As a result of this training, the Arazi staff will be able to better perform their daily duties. The ultimate result of this training will be an improved, more transparent and accountable land management mechanisms at the national level and better land-related services to the population.

### **2.3.1 Activity 8: Institutional and Private Sector Strengthening**

#### **Task 8.1: Review of Technical and Non-Technical Processes**

The CBC started the preparations for the WBI Online Course on “Upgrading Informal Settlement (June 3–July 1, 2013). The component team has requested that MUDA nominate employees for the course, which will then undergo an English language test prior to being enrolled.

As result of this course, top quality expertise on upgrading of informal settlements will be transferred to participants. Urban planners will have a functional and integrated understanding of the dynamics of informal settlement upgrading and the new relevant techniques and effectively will utilize policies and planning instruments to manage urban growth and achieve sustainable, equitable and efficient development outcomes.

### **2.3.2 Activity 9: IT System Needs for Counterparts**

#### **Task 9.1: Install land Support Land Administration IT Needs**

##### **Two modules of GRM Registry installed at Arazi**

LARA project Business Systems Analyst installed the first version of the first two modules of GRM Registry, namely Back-file and Land Inventory as part of the ALRMIS. The Inventory is the module for entering first the land registration of government land in GRM Registry. A systems audit was conducted and the results have led to a review of systems priorities in consultations with the respective government counterparts. A revised implementation strategy will be submitted for approval through the ADS-548

mechanism next Quarter.

### 2.3.3 Capacity Building Component: Problems and Solutions

- The Capacity Building Component team had no significant problems or challenges during this reporting period.

### 2.3.4 Capacity Building Component: Proposed Activities/Events Next Quarter

- Open-Title (CDMS) training delivery to the AGCHO survey cadaster office
- Providing assistance with traiNet data entries to M&E department in terms of data entry for 13 conducted trainings.
- Material development for contract management training.
- Contract management first iteration training delivery.
- Contract management Second iteration training delivery.

## 2.4 CROSS-CUTTING: COMMUNICATIONS

The Cadaster Survey PIA commenced in the Araban and Campoona settlements, Jalalabad. The LARA project Cadastre Specialist and the communications team facilitated meetings in both informal settlements highlighting the importance of the cadastral survey in the upgrading and formalization process and the importance of educating and sensitizing the community about the cadastral survey project. Wakil-e-gozars and nahia members are directly involved in spreading the message in the community and in the distribution of informative materials.

The whole activity was supported by a PIA campaign to raise awareness about the importance of this work to property owners, the municipality and the community at large.

Based on the outcomes of the Women's Inheritance and Land Rights Public Information Awareness Campaign, conducted back in December 2012 and January 2013, and follow up made by the LARA gender unit, many women registered cases for inheritance to the departments of women's affairs in provinces. This demonstrates the impact of the PIA campaign.

A good example of the impact of the PIA campaign was the case of a brother, who shared inheritance with his sister in one of the Kabul districts.

The communications unit is also working on a newer version of the USAID LARA project's official website.

The first draft of the project's newsletter was also designed and presented to the management by the communications team.



**Photo 14:** Public Information Awareness Campaign in Araban settlement, where the wakile-gozars of the settlement were invited to share ideas

The communication team made trips to Jalalabad during this reporting period to cover the photography of some important events and activities of the LARA's Jalalabad office.

## **2.5 MONITORING AND EVALUATION**

The project Monitoring and Evaluation (M&E) unit continued to contribute to LARA's project management by continuously tracking project indicators through progress reports, physical observation, and interviews with training participants. For example, the M&E team surveyed the Regional Technical Training on Newly Developed Procedures under LML during this quarter. LARA legal team conducted the Regional Technical Training on Newly Developed Procedures under LML at Afghanistan level from 2nd March till 29th May, 2013. The M&E unit backstopped this initiative by conducting pre- and post-training evaluations among the 558 participants. For details about the process and the main findings, please see section 1.1.2 ("Component Two: Legal Framework", page 8 in this document).

The M&E team traced all project activities and updated its database including the PMP tracker, training tracker, workshop tracker, the "Afghan Info" Database and TraiNet system during the current quarter.

## **2.6 COLLABORATION WITH OTHER DONORS**

During this reporting quarter the project team has had meetings with UNDP to better coordinate the assistance programs to the Jalalabad Municipality. Since UNDP assisted with the configuration of all the servers in the Municipality, the project team needed to make sure that all computers where OpenTitle is installed are properly connected to the main servers.

The Gender unit continued to coordinate with the Norwegian Refugee Council (NRC) on following up on women's land and inheritance cases generated as a result of LARA's public information awareness campaign.

LARA's Business Analysts and the project management team have had a series of meetings with Harakat to synchronize the smooth implementation of DRACS.



## 2.7 SUMMARY OF LARA'S PROGRESS VIS-À-VIS STAKEHOLDERS DURING THE QUARTER

LARA's Stakeholders	Brief Activity Description	Follow-up steps
Arazi	<p><b>CBDR:</b> The Dispute Resolution Team held coordination meetings with Arazi to discuss current and future CBDR activities regarding land dispute resolution and development of CBDR Rules and Guidelines. Arazi provided positive feedback comments for improvement of guidelines.</p> <p><b>Gender:</b> STTA has been hired and will start working on an Arazi gender assessment on Jan. 8, 2012.</p> <p><b>Legal team:</b> The LARA project's legal team incorporated the collected comments from the 7 public consultation workshops, individuals and Arazi Board into the draft LML. Substantial amendments have been proposed, which will contribute to proper land management processes in the country.</p> <p><b>Capacity Building:</b></p> <ul style="list-style-type: none"> <li>• Trained 4 Arazi staff in Geographic Information System (GIS)</li> <li>• Drafted a technical training manual for Arazi on LML</li> </ul>	<p><b>Gender:</b> The gender team will arrange to meet and interview for the STTA with Arazi relevant staff and continue working with the STTA further.</p> <p><b>Legal team:</b> The LARA legal team will support Arazi to advocate for approval of the proposed LML before the Cabinet and Parliament.</p> <p><b>Capacity Building:</b> Finalize Land Management Training Manual</p>
Community Elders	<p><b>CBDR:</b> The Dispute Resolution Team held coordination meetings with community Elders in Jalalabad especially in the target areas Araban and Campoona.</p>	<p>CBDR trainings for Jalalabad Community Elders using LARA's CBDR Guidelines</p>
MUDA	<p><b>Component One:</b></p> <ul style="list-style-type: none"> <li>• Progress is being made on the drafting of the <i>National Policy for Urban Upgrading of Informal Settlements</i>. The process is supported by both Deputy Minister Jalil of MUDA and Director General Popal of GDMA.</li> <li>• Following numerous meetings and workshops with MUDA and GDMA staff to assess the gaps in the present legal urban planning legislation, the STTA hired for this purpose submitted a Recommendations Report and Guidance Report to be shared with key stakeholders.</li> </ul>	<p><b>Component One:</b></p> <ul style="list-style-type: none"> <li>• Work with the TWG will continue until the end of the first quarter. In the meantime, an STTA will be tasked to negotiate institutional positions and draft policy statements in legal terms.</li> <li>• A roundtable will be organized in February/March to discuss the documents and possible follow-up by institutions.</li> <li>• Summon on a need basis.</li> </ul>

LARA's Stakeholders	Brief Activity Description	Follow-up steps
	<ul style="list-style-type: none"> <li>The Urban Planning Group established last summer to discuss the development of the Community Action Plan has been dissolved but its members continue to collaborate on planning issues when required.</li> </ul> <p><b>Gender:</b> The Gender team conducted a gender assessment of MUDA during this reporting period. The LARA Gender Unit assessed nine directorates of MUDA namely; Gender, Norms and Standards, Program Management Unit (PMU), Construction Affairs, Housing, Informal Settlements, Urban Plan, Urban Development and Human Resources.</p> <p><b>Capacity building:</b> 16 MUDA staff trained in GIS 4 MUDA staff trained in Sustainable Urban Land Use Planning, (WBI online courses) Conducted a Needs Assessment covering five MUDA departments and its initial analysis report was submitted to MUDA. 6 DUDA Jalalabad staff trained in GIS</p>	
AGCHO	<p><b>Component One:</b> The refurbishment of AGCHO offices in Kabul has been successfully completed, while the refurbishment of their provincial office in Jalalabad has been delayed due to a problem in the delivery of the solar panels from Pakistan.</p> <p><b>Legal team:</b> The LARA project's legal framework team held meetings with AGCHO's joint working committee to draft a comprehensive AGCHO and cadastral law that specifies the authority of AGCHO.</p> <p><b>Capacity building:</b> 5 AGCHO staff trained in GIS 6 (4 female 2 male) of Institute of Construction and Geodesy (ICG) staff in trained GIS</p>	<p><b>Component One:</b> Hold AGCHO Jalalabad opening ceremony as soon as the works are completed.</p> <p><b>Legal team:</b> Local STTA has been identified, and LARA senior management is in salary negotiations with the specialist.</p>

LARA's Stakeholders	Brief Activity Description	Follow-up steps
<b>GDMA</b>	<p><b>Component One:</b> LARA has continued to attend the bi-monthly TWG meetings in GDMA setup to coordinate and report all work in the field.</p> <p><b>Capacity building:</b> C3 trained 3 GDMA staff in GIS C3 trained 1 GDMA staff in Sustainable Urban Land Use Planning (WBI online courses) C3 trained 2 GDMA staff in Street Addressing and Management of the Cities (WBI online courses) C3 trained 5 DUDA Jalalabad Municipality staff in GIS</p>	<p><b>Component One:</b></p> <ul style="list-style-type: none"> <li>- Continue</li> </ul>
<b>Jalalabad Municipality</b>	<p><b>Component One:</b></p> <ul style="list-style-type: none"> <li>• The information from over 2000 properties surveyed by UNDP/ASGP was successfully entered in the Open Title database and geo-tagged on an ArcGIS map. LARA has received approval to start scanning Jalalabad Municipality's property documents.</li> <li>• The planning team has had several meetings with municipal staff, including the Engineering Department with whom it has discussed and obtained the endorsement on the specifications for the road design in Araban.</li> <li>• Municipal engineers have been involved in participatory planning meeting with the community and in the design of the CAP for Araban.</li> <li>• The team has met with the Mayor and his staff to discuss the key messages and graphics of the Safayee Tax PIA campaign.</li> </ul>	<p><b>Component One:</b></p> <ul style="list-style-type: none"> <li>• Start scanning Jalalabad Municipality's property documents, while waiting for the IT equipment to be procured and delivered to the Municipality – after which the training of staff can commence.</li> <li>• Implementation of road and drainage upgrading</li> <li>• Attempt to convince the Engineers to take part to the Planning Clinics that are being organized in Campoona – whose regularization they are relocated to endorse.</li> <li>• Billboards and posters will be developed in the next quarter.</li> </ul>
<b>Jalalabad Water Supply</b>	Joint drafting of SOW for the improvement of the water supply network in Araban	Issuance of the RFP and implementation

# 3.0 FINANCIAL

## 3.1 LARA OPERATIONS AND FINANCE

Contract Number 306-C-00-11-00514-00-LARA Project							
Budget Line Items	Approved Budget for Base Period	Apr-13	May-13	Jun-13	Total Quarter 3	Total Invoiced To Date	% Budget Spent
Salaries & Wages	\$5,509,962.00	\$131,265.52	\$124,119.76	\$136,110.66	\$391,495.94	\$4,450,821.37	81%
Fringe Benefits	\$919,521.00	\$19,709.01	\$17,547.29	\$24,406.70	\$61,663.00	\$775,611.14	84%
Travel, Transportation & Per diem	\$662,535.00	\$94,670.98	\$57,306.72	\$50,940.83	\$202,918.53	\$955,521.75	144%
Procurement Equipment and supplies	\$499,905.00	\$6,915.77	\$20,431.71	\$0.00	\$27,347.48	\$624,529.12	125%
Communications	\$371,378.00	\$15,800.23	\$16,173.76	\$6,769.23	\$38,743.22	\$285,995.82	77%
Subcontracts/Consultants	\$14,441,983.00	\$1,309,484.42	\$699,361.54	(\$752,623.98)	\$1,256,221.98	\$8,625,146.50	60%
Allowances	\$1,596,730.00	\$33,304.00	\$35,957.88	\$37,612.49	\$106,874.37	\$1,223,841.12	77%
Direct Facilities Costs	\$513,062.00	\$5,923.24	\$13,867.96	\$9,351.56	\$29,142.76	\$394,407.64	77%
Other Direct Costs	\$6,144,726.00	\$122,051.28	\$146,006.76	\$149,913.66	\$417,971.70	\$4,411,358.03	72%
Security	\$3,601,531.00	\$0.00	\$750.00	\$0.00	\$750.00	\$2,044,175.87	57%
Grants Under Contract	\$320,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110,191.35	34%
Indirect Costs	\$4,482,579.00	\$130,125.86	\$115,902.23	\$101,164.16	\$347,192.25	\$3,678,379.06	82%
Total Estimated Costs	\$39,064,162.00	\$1,869,250.31	\$1,247,425.61	(\$236,354.69)	\$2,880,321.23	\$27,560,841.38	71%
Fixed Fee	\$2,735,837.00	\$130,846.17	\$87,318.46	(\$16,546.26)	\$201,618.37	\$1,930,586.55	71%
Total Estimated Costs + Fixed Fee	\$41,800,000	\$2,000,096.48	\$1,334,744.07	(\$252,900.95)	\$3,081,939.60	\$29,491,428.25	71%

# ANNEX A: PERFORMANCE MONITORING AND EVALUATION REPORT

TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
<b>LARA Project Objective: Improve land tenure security of Afghans by strengthening and supporting GIRoA institutions dealing with land, and create Afghan capacity to successfully design, manage, and implement land reform</b>							
<b>Major Results and Outcomes</b>							
1	% of surveyed Afghan community members that report satisfaction with land tenure security in targeted informal settlement communities	A	56%	5% above baseline by 2012 and 15% above baseline by 2013	0%	0	0%
<b>IR 1: Management of Government-Owned Property Improved</b>							
<b>Major Results and Outcomes</b>							
1.0.1	Revenues to GIRoA from leases of government land [% increased]	A	235 million AFS	10% above baseline by 2013	N/A	N/A	N/A
1.0.2	# of policy and procedural reforms improving tenure security for informal settlers, and enhancing revenue collection capabilities	A	0 (Poor existing policies and procedure for land revenue)	3 by 2012 and TBD by 2013	Upgrading policy of informal settlements	1-Land lease. 2-Land Transfer. 3-Grabbed Land Restitution Procedure (Policy). 4-Land exchange. 5-Land clearance Total (5)	8

TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
<b>Sub-IR 1.1: Institutional Capacity of Arazi Enhanced</b>							
<b>Major Results and Outcomes</b>							
1.1.1	Milestone index based on a competency framework for Arazi to fulfill its mandate, based on negotiated phased performance standards (milestone index is to be determined, and number of milestones is to be assessed during the baseline survey)	M	N/A	5% by 2012 and 10% by 2013	0%	0%	0%
1.1.2	Service delivery management and monitoring systems established and operational	Y/N	Arazi lacks a professional system for land management and monitoring	N/A by 2012 and Yes by 2013	ALRMIS Land Management software system on trial	Yes	
<b>Sub-IR 1.2: Land Dispute Resolution Mechanisms between Arazi and Private Individuals/Businesses Augmented</b>							
<b>Major Results and Outcomes</b>							
1.2.1	Government/private land dispute mechanism developed and refined	Y/N	N/A Government (Arazi) lacks specific procedures for land case management.	Yes by 2012 and 2013	CBDR guidelines approved by USAID.	CBDR guidelines approved by USAID. The guidelines were shared with Arazi	CBDR guidelines were developed by LARA and approved by USAID. They were already distributed to community and public institutions.

TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
1.2.2	# of training courses provided to government and private sector on use of land dispute mechanism	C	0	1 by 2011 and 3 by 2012 and 7 by 2013	1	0	1
1.2.3	% of private sector indicating satisfaction with the dispute mechanism	A	43% <sup>1</sup>	70% by 2012 and 80% by 2013	0 <sup>2</sup>	0	0
<b>IR 2: Municipal Land Management and Planning Capacity Strengthened</b>							
<b>Major Results and Outcomes</b>							
2.0.1	# of properties paying sanitation/property tax revenues at the municipal level for targeted communities increased	C	38% (=2057) <sup>3</sup>	25% above baseline by 2013	N/A	N/A	N/A
2.0.2 4.2.3 d (M)	# of properties registered/recorded with municipal registration offices	C	0	1,800 by 2013	N/A <sup>4</sup>	N/A	N/A
<b>Sub-IR 2.1: Core Urban Planning and Management Skills of Key Municipal Property Stakeholders Strengthened</b>							
<b>Major Results and Outcomes</b>							

<sup>1</sup> Source: SES, p. 44.

<sup>2</sup> The trainings on Tasfia and CBDR guidelines are planned to happen this quarter. LARA deems it appropriate to conduct the perception survey in mid-2013.

<sup>3</sup> Source: SES, p. 64. Note that this figure is based on a sample size of 13,960 across 25 informal settlements in Jalalabad.

<sup>4</sup> The OpenTitle software has been installed in municipality; data entry is installed for testing. On job training conducted for municipality staff.

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	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
2.1.1	# of persons trained observed to be using skills gained through training	C	0	162 (M=154; F=8) by 2011 and 412 by 2012 and 762 by 2013	22 <sup>5</sup>	431	453
2.1.2	# of persons trained in key technical land management skills	C	0	196 by 2011 and 250 by 2012 and 375 by 2013	M 503 and F 14	M 38 and 0 F	805 (776M&29F)
2.1.3	# of urban development guidelines approved	C	0	1 by 2012 and 1 by 2013	1 <sup>6</sup>	0	1
<b>Sub-IR 2.2: Urban Formalization and Upgrading Procedures for Informal Settlements Established and Implemented</b>							
<b>Major Results and Outcomes</b>							
2.2.1	# of community upgrade development plans approved	C	0	2 by 2012 3 by 2013	0 <sup>7</sup>	N/A	2
2.2.2	# of informal settlements upgraded	A	0	2 by 2013	N/A	N/A	N/A
2.2.3	Urban Steering Committee re-established and functioning	Y/N	Urban Steering Committee did not exist nor functional	Y by 2011, 2012 and 2013	Y <sup>8</sup>	Y	Y

<sup>5</sup> A post-training evaluation was conducted for all trained individuals during previous Quarter. Out of 32 trained individual; 22 are using training knowledge into their routine jobs.

<sup>6</sup> The guidelines were prepared, presented to, and approved by the technical Working Group, they need to be approved by the Cabinet of Ministers.

<sup>7</sup> Two Upgrading plans for Araban West and East have been developed and approved by MUDA and IDLG/GDMA

<sup>8</sup> Routine meetings are taking place and minutes recorded both for the Committee and the Technical Working Group (TWG); which is responsible to develop the urban upgrading policy.

TYPE CODE: M = MILESTONE SCORE, C = CUMULATIVE THROUGH LOP, A = SEMI-ANNUAL & ANNUAL TARGET, Y/N = YES/NO							
	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
2.2.4 (F) 4.7.4-5	Number of households who have obtained documented property rights as a result of USG assistance	C	0	1800 by 2013 M = 1746 F = 54	N/A	N/A	N/A
<b>Sub-IR 2.3: Private and Public Sector Management of Key Land Management Areas Enhanced</b>							
<b>Major Results and Outcomes</b>							
2.3.1	# of private sector firms and public institutions receiving institutional capacity building training (related to business functions)	A	0	14 by 2011, 12 by 2012 and 14 by 2013	4	6	39 (26 government and 13 private sector)
2.3.2	# of private sector firms/public institutions receiving capacity training in land reform-related programs (technical)	C	0	6 by 2011 and 6 by 2012 and 8 by 2013	3	3	19
2.3.3	# of private sector/public sector employees trained in GIS and Land Records for formalization support activities	C	0	31 by 2011 and 40 by 2012 and 60 by 2013	77 Male and 4 Female	9 Male	135 (123M & 12F)
2.3.4	# of private sector firms bidding on donor-funded requests for application	C	0	2 by 2012 and 3 by 2013	0	1	2

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	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
2.3.5	# of people employed by private sector partners as a result of project activities	C	0	49 by 2011, 15% above baseline 2012 and 20% above baseline 2013	0.83	8	53.83
2.3.6	# of people trained in organizational development disaggregated by gender	C	0	32 (M=28; F=4) by 2011 and 330 by 2012 and 350 by 2013	4 Male 6 Female	27 M and 3 F	428 (387M& 41F)
2.3.7 (F) 4.7.4 -6	Number of land governance actors receiving USG-funded training or upgraded facilities/equipment	A	0	180 (150M & 30F) by 2011 and 600 (560M & 40F) by 2012 and 700 (625M & 75F) by 2013	523 Male 21 Female	74 Male	1360 (1297 M & 73 F)
<b>Sub-IR 2.4: Essential Urban Planning Legislation and Regulations Identified, Revised, and Adopted</b>							
<b>Major Results and Outcomes</b>							
2.4.1	Land Management Law (LML) improvements agreed and drafted by government (BizCLIR)	A	LML has multiple gaps (BizCLIR Report)	YES by 2011 and by 2012	Achieved	Achieved	Achieved

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	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
<b>IR 3:Legal and Procedural Environment for Afghan Land Issues, Especially for Women, Improved</b>							
<b>Major Results and Outcomes</b>							
3.0.1	% increase of surveyed Afghans that report satisfactory land service delivery by the <i>makhzan</i>	A	40% <sup>9</sup>	10% above baseline by 2012 and 30% above baseline by 2013	<sup>10</sup> 0%	0%	0%
3.0.2	% increase of surveyed Afghans that report satisfactory service delivery by municipality	A	22% <sup>11</sup>	10% above baseline by 2012 and 25% above baseline by 2013	0%	0%	0%
3.0.3	% increase in women's inclusion in new deed registrations and leases/Occupancy Certificates <sup>12</sup>	TBD	0%	15% above baseline by 2013	N/A	N/A	N/A

<sup>9</sup> This figure represents the baseline conducted in Jalalabad across 25 informal settlements in Jalalabad. Note this percentage comprises respondents who indicated that they were "Very Satisfied" with the *makhzan*. It is important to note that only 18% of the people surveyed were even aware of the *makhzan* services (SES, pp. 74-75).

<sup>10</sup> LARA is working with a DFID project "HARAKAT" and the Supreme Court. Their procurement process took longer and LARA was only able to install digitization software "DRACS" in the Supreme Court Makhzan.

<sup>11</sup> The survey identified 4 categories as to the level of satisfaction expressed by the sample about municipal services: Very Satisfied: 6%; Almost Satisfied: 16%; Not Satisfied At All: 70%; No Answer: 8%. Combining those who responded "Very Satisfied" and "Almost Satisfied," 22% of residents surveyed between December 2011 and January 2012 expressed some degree of satisfaction.

<sup>12</sup> The information on this indicator will follow once the upgrading works will be completed in Araban and Campoona.

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	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
<b>Sub-IR 3.1: Land Registration and Record-Keeping Systems Streamlined</b>							
<b>Major Results and Outcomes</b>							
3.1.1	Reduction in average time in days from submission of paperwork to issuance of registration/ certification documents related to private land and property rights <sup>13</sup>	A	250	15 working days by 2012	<sup>14</sup> 0	0	0
3.1.2	Reduction in number of land transaction steps from the LRMD implemented to streamline operations <sup>15</sup>	A	9	9 by 2012 and 6 by 2013	0	0	0
<b>Sub-IR 3.2: Inheritance Laws Reviewed and Revised to Support Women's Access to Land</b>							
<b>Major Results and Outcomes</b>							
3.2.1	# of proposed improvements in laws and regulations affecting property rights of the urban and rural poor enacted with USG assistance	A	The existing property rights related laws, and its procedures have gaps	1 by 2012 and 3 by 2013	Law on survey and cadastre improved	2 Laws and 4 Regulations	7

<sup>13</sup> Measures are based on the USAID Biz-CLIR Property Assessment Report issued in September 2011 and the Registering Property Working Group (RPWG) Interim Report issued in April 2011.

<sup>14</sup> The DRACS software, which will be installed by LARA in provincial Makhzans and the Supreme Court Makhzan is 90% functional. However, the DFID funded project "HARAKAT" which will be digitizing the court deeds has experienced delays in subcontracting the work.

<sup>15</sup> Measures are based on the World Bank's Doing Business Registering Property Indicator.

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	Performance Indicator	Type	Baseline Value April 2011	Targets	This period	Previous period	Cumulative
<b>Sub-IR 3.3: Awareness of Afghan Property Rights and Formal Transactions Processes Improved</b>							
<b>Major Results and Outcomes</b>							
3.3.1	# of public information campaigns/messages promoting women's rights to land	A	0	1 by 2012 and 3 by 2013	2	1	8
3.3.2	# of public information campaigns targeting Afghan property rights and procedures	C	0	1 by 2012 and 3 by 2013	1	0	2
3.3.3	% of public in targeted areas aware of public information messages related to land management improvements	A	0	20% by 2012 and 50% by 2013	64%	N/A	64%
3.3.4	# student clubs established	C	0	1 by 2012 and 3 by 2013	0	0	0

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	AE2	# of Afghan Personnel Employed	N/A	45 (35M & 10F) by 2011 and	M 1	1 F	80(63M& 17F)

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
				20 (15M & 5F) by 2012			
	AE4	# of American Personnel Employed	N/A	6 (5M & 1F) by 2011	0	1	20 (13M&7F)
	AE5	# of Local Firms Under Subcontract	N/A	4 by 2011; 15 by 2012 and 25 by 2013	5	3	26
	AE8	# of TCN Personnel Employed	N/A	7 (6M & 1F) by 2011	0	0	21 (14M & 7F)
	AE9	\$ Value of Local Procurements (subcontracts, goods, services)	N/A	5,320,000 by 2011; 14,939,407 by 2012 and 11,508,592 by 2013	3,591,651.4	1,528,791.12	14,193,626.52
	AE10	\$ Value of Non Local Procurements(subcontracts, goods, services)	N/A	1,680,000 by 2011; 4,717,708 by 2012 and 3,634,292 by 2013	\$984,594	1,563,362	14,303,889

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
	AE11	\$ Value of Procurements (subcontracts, goods, services)	N/A	7,000,000 by 2011; 19,657,115 by 2012 and 15,142,884 by 2013	\$1,276,392	3,092,153.12	25,197,662.12
	AE12	# of Afghan personnel employed providing security functions	N/A	49 (48M & 1F) by 2011	0	0	50 (49M & 1F)
	AE13	# of American personnel employed providing security functions	N/A	0	0	0	0 Male
	AE14	# of TCN personnel employed providing security functions	N/A	2 (2M) by 2011	6	0	10 Male
		\$ Value of All Security Costs	N/A		548,552	560,477	3,063,604 (rounded) <sup>[1]</sup>
		\$Value of Local Salaries	N/A		308,739	364,344	3,659,950

<sup>[1]</sup> Includes security and logistics

Result Area	Indicator No.	Indicator	Planned Result		Progress		
			Baseline	Target	This Period	Previous Period	Cumulative
		\$ Value of All Afghan Security Staff Salaries	N/A		153,370	134,952	1,251,690 (rounded) <sup>[2]</sup>

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<sup>[2]</sup> Includes security and logistics

# ANNEX B: ACTIVITIES REPORT

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
<b>2.1</b>	<b>COMPONENT 1: STRENGTHEN LAND TENURE SECURITY THROUGH FORMALIZATION AND UPGRADING OF INFORMAL SETTLEMENT</b>		
<b>2.1.1 Activity 1</b>	<b>Upgrade Informal Settlements</b>		
Task 1.1.1	Assist Stakeholders to Develop Criteria for Informal Settlements Upgrading	100%	(Y:\_COMPONENT1\_REPORTS\INFORMAL SETTLEMENT SELECTION CRITERIA 2012) Is the link to find it from share drive
Task 1.1.2	Conduct a Workshop on Informal Settlements Upgrading and Formalization	100%	This workshop conducted in November 2011
Task 1.1.3	Select Informal Settlements	100%	This task is completed on 8 <sup>th</sup> February 2012
Task 1.1.4	Develop a Handbook to Guide Upgrading Work	100%	Completed and send to USAID and its translation in to Dari is also under progress
Task 1.1.5	Conduct Participatory Assessments of Planning and Physical Upgrading Issues in Selected Informal Settlements	95%	CBDR officer will only conduct workshop to the community
Task 1.1.6	Develop Phased Community Action Plans of Priority Upgrading Projects and Formalization/Regularization Activities	100%	Developed for Araban settlement and shared with USAID
Task 1.1.7	Develop Community Outreach Strategy to Ensure the Smooth Implementation of the Upgrading Works	100%	Undertaken by community mobilizers
Task 1.1.8	Design, Plan, and Implement Physical Upgrading Works	60%	Design task is completed and Implementation is in progress
Task 1.1.9	Contribute to the Medium- to Long-Term Sustainability of Upgrading Investments	0%	It will happen in next quarter
<b>2.1.2 Activity 2</b>	<b>Urban Planning</b>		
Task 2.1.1	Identify Institutional Stakeholders and Implementing Agencies in the Target Municipality	100%	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
Task 2.1.2	Support Appropriate Coordinating Mechanisms among Institutional Stakeholders	90%	The policy is drafted by STTA and it will be finalized by joint meeting next quarter.. LARA needs to attend the coordination meeting in GDMA
Task 2.1.3	Support the Physical Refurbishment of Selected Technical Offices	100%	Ongoing both in Kabul and Jalalabad
Task 2.1.4	Create a Jalalabad Urban Profile	100%	Completed and submitted to USAID
Task 2.1.5	Organize "Urban Planning Clinics" to Improve Land Use Planning Processes and Outputs	100%	
Task 2.1.6	Undertake Institutional Capacity Building for Urban Planning Activities	100%	
Task 2.1.7	Conduct Participatory Mapping in Secondary Cities	0%	This activity is no longer a contract requirement, as agreed with USAID and confirmed in writing on June 4, 2013
Task 2.1.8	Identify and Incorporate Informal Settlements into GIS-based City Maps and Plans	95%	Qasimabad area map needs to be digitized
Task 2.1.9	Draft Joint Urban Planning Procedures	95%	To be reviewed and translated
Task 2.1.10	Draft Urban Development Guidelines	100%	The report has been submitted to USAID, MUDA and GDMA.
<b>2.1.3 Activity 3</b>	<b>Deeds Registration</b>		
Task 3.1.1	Assess Supreme Courts and Provincial <i>Makhzan</i> Land Registration System and Recommend Streamlined Procedures	100%	
Task 3.1.2	Expand Implementation of Revised Registration Procedures	85%	Arazi with the help of LARA has included provisions in the draft proposed LML.
Task 3.1.3	Develop Methodology for Validating Title in Municipalities including Customary Deeds	50%	
Task 3.1.4	Train Supreme Court and Provincial Court Staff on DRACS	50%	DRACS has been installed at the Supreme Court Makhzan and UAT has taken place.
Task 3.1.5	Develop Land Valuation Policy, Standards, and Procedures	70%	

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
<b>2.1.4 Activity 4</b>	<b>Formalization of Land/Occupancy Rights Supported by Cadastral Mapping</b>		
4.1.1	Finalize Land Rights Regularization Model Manual	90%	The manual was presented to the stakeholders on 23 April 2013 and will be updated in September, once upgrading works are completed
Task 4.1.2	Conduct Public Information Awareness Campaign about the Mapping Process in Informal Settlements	100%	
Task 4.1.3	Undertake Mapping of Selected Informal Settlements	80%	This process depends on the cadastral survey which is ongoing in both selected settlements
Task 4.1.4	Support Implementation of CDMS and Data Entry Resulting from the Mapping Process	50%	
Task 4.1.5	Support Implementation of ALRMIS and Data Entry	50%	
Task 4.1.6	Provide Institutional and Technical Assistance to AGCHO and Others		
Task 4.1.7	Conduct an Assessment of the Hesare-I-Shahi Industrial Park (HIP) in Jalalabad	100%	STTA Richard Scarth submitted the completion report; it was submitted to USAID in April
<b>2.1.5 Activity 5</b>	<b>Community Participation</b>		
Task 5.1.1	Conduct a Arazi Training Needs Assessment for Land Dispute Mechanisms	100%	Completed by STTA and the report was submitted to USAID
Task 5.1.2	Provide dispute resolution training supporting the <i>Tasfia</i> process and public information awareness	20%	Manual for the training under development.
Task 5.1.3	Provide Training on CBDR Guidelines and On-call Dispute Resolution Services	80%	Two trainings are still outstanding.
Task 5.1.4	Develop Communications Products		
<b>2.2</b>	<b>COMPONENT 2: LEGAL FRAMEWORK</b>		
<b>2.2.1 Activity 6</b>	<b>Legal Framework</b>		
Task 6.1.1	Identify Amendments to the Laws Enabling Land Transactions and Efficient Land	Land management Law 100%.	LML approval has been delayed at the Ministry of Justice.

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
	Registration	Law on Survey and Cadastre 100% Law on AGCHO 95%	
Task 6.1.2	Focus on Land Law and Gender Rights	0%	It will be addressed during the next quarter.
<b>2.2.2 Activity 7</b>	<b>Regulations</b>	95%	AGCHO Regulation 1982 Official Gazette 517 - Attachment No 1 1982 Official Gazette 525 - Amendment of Attachment No1 2006 Official Gazette 911 - Attachment No 2 (SDI) 2010 Official Gazette 1026 All of the above regulations have improved and incorporated into a comprehensive AGCHO law.
Task 7.1.1	Organize Legal Clinics Aimed at Reviewing Urban Planning Legislation	100%	
<b>2.2.3 Activity 10</b>	<b>Gender<sup>22</sup></b>		
Task 10.1	Provide STTA Support to Direct USAID-funded Women's Inheritance and Property Rights Conferences in Afghanistan	0%	This activity is no longer a contract requirement, as agreed with USAID and confirmed in writing on June 4, 2013
Task 10.2	Establish Student Clubs in Kabul and Jalalabad Schools and Universities	0%	The project technical team has reallocated project resources to WLRTF capacity building activities and to awareness increasing activities on women's inheritance and land rights
Task 10.3	Conduct Women's Advocacy Training and Support	70%	
Task 10.4	Provide Additional Support for Arazi on Gender Issues	45%	Task Force Secretariat is officially handed over to Arazi
<b>2.3</b>	<b>COMPONENT 3: CAPACITY BUILDING</b>		
<b>2.3.1 Activity 8</b>	<b>Institutional &amp; Private Sector Strengthening</b>		
Task 8.1	Review of Technical and Non-Technical Processes	100%	This task was completed by conducting the sustainable urban land use planning online

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
			course for MUDA Engineers
	Technical training GIS courses	100%	This task was completed by conducting 3 iterations of GIS trainings in Kabul- Jalalabad- Kabul for 45 participants
	Land use and environmental planning	0%	This task is pending with Component One. Capacity building team will provide its logistical support as requested
	Land policy development including valuation	85%	Land Valuation STTA has prepared a Policies and Procedures Manual and conducted a Work Shop.
	Land law courses	100%	This task is completed by conducting 7 training iterations at the national and regional levels
	Land record management	75%	2,100 parcels out of 2,800 have been recorded in Araban and Campoona
	Training course in proposal development and contract management refined	20%	This task is still in the planning phase
	Ongoing training for LARA partners	0%	Ongoing
Task 8.2	Provide Assistance to USAID's On-Budget Support to Arazi	0%	This activity is no longer a contract requirement, as agreed with USAID and confirmed in writing on June 4, 2013
	Embed LARA support staff in Arazi	0%	This activity is no longer a contract requirement, as agreed with USAID and confirmed in writing on June 4, 2013
	Procurement training	100%	Completed
<b>2.3.2 ACTIVITY 9</b>	<b>IT System Needs for Counterparts</b>		
Task 9.1	Install and Support Land Administration IT Needs	75%	
Sub task	Supreme Court and Provincial Makhzan Deeds Registry Archive Conversion System (DRACS)	85%	Software delivered and the team is proceeding with the user assembly tests
	Undertake diagnostic	75%	
	Conduct makhzan customer needs assessment	95%	Current workflow is reviewed in the system

Gantt Number	Task and Sub-Tasks	% of work completed	Detail Progress
	Deliver IT equipment	95%	IT equipment delivered to AGCHO and Arazi
	Install DRACS	75%	Installed in Kabul Makhzan
	Import Harakat LTERA legacy data	50%	
	Train makhzan staff on DRACS	40%	
	Procure and deliver IT equipment	95%	Equipment delivered; installation is underway
	Install ALRMIS at Arazi	85%	The second version is installed
	Configure ALRMIS workflow, audit trails, and Dari language support	80%	To be completed in July
	Integrate ALRMIS with CDMS	75%	Integration of special data is reviewed
	ALRMIS test configuration made necessary adjustments	60%	Underway
	Provide technical training to Arazi staff	60%	Assembling of the hardware is underway
	Procure and deliver CDMS IT equipment	95%	The equipment is already purchased and it needs installation and final check
	Install CDMS at AGCHO Cadastral Survey Department	35%	Task is completed up to 30%
	Configure CDMS workflow, audit trails, and Dari language support	70%	It is under review
	Integrate CDMS with ALRMIS	75%	Integration of special data is reviewed
	CDMS test configuration make necessary adjustments	65%	
	Provide technical training to CDMS staff	60%	The OpenTitle trainings are conducted for AGCHO staff and the CDMS Cadaster trainings are in the planning stage

# ANNEX C: NEXT QUARTER EVENTS PLANNER

## COMPONENT ONE

USAID Land Reform in Afghanistan LARA Project Summary Events (Jul-Sep 2013)				
Month	Week1	Week2	Week3	Week4
July				
August	Araban and Campoona settlement upgrading projects ongoing			
September				Araban settlement upgrading project's completion ceremony Campoona settlement up grading projects' completion ceremony

## GENDER SECTION EVENT PLANNER

USAID Land Reform in Afghanistan LARA Project Summary Events (Jul – Sep. 2013)				
Month	Week1	Week2	Week3	Week4
July				
August				Women Land Rights Task Force Inheritance Training
Sep		WLRTF Awareness session in Kabul Province		Arazi Gender training

## CBDR'S UPCOMING ACTIVITIES

USAID Land Reform in Afghanistan LARA Project Summary Events (Jul – Sep. 2013)				
Month	Week1	Week 2	Week 3	Week 4
July	On call land dispute resolution training for tribal elder	On call land dispute resolution training for tribal elder	On call land dispute resolution training for tribal elder	On call land dispute resolution training for tribal elder
August			CBDR Manual Training for Jalalabad Arazi staff.	CBDR Manual Training for Jalalabad Arazi staff.
Sep		CBDR Manual Training for Arazi staff.	CBDR Manual Training for Arazi staff.	CBDR Manual Training for Arazi staff.

## LEGAL FRAMEWORK COMPONENT

USAID Land Reform in Afghanistan LARA Project Summary Events (Jul – Sep. 2013)				
Month	Week1	Week 2	Week 3	Week 4
<b>July</b>	Working on Proposed LM L and Law on Survey and Cadastre as per the recent changes of merging Cadaster department of Afghan Geodesy and Cartography within Arazi and promotion of Arazi as Independent Land Authority.	Working on Proposed LM L and Law on Survey and Cadaster as per the recent changes of merging Cadaster department of Afghan Geodesy and Cartography within Arazi and promotion of Arazi as Independent Land Authority.	Working on LML and Law on Survey and Cadaster finalization at the MOJ. Working with Arazi on Land Expropriation Law (Land Acquisition Law).	Working on AGCHO Law to incorporate the new collected comments and inputs. Working with Arazi on Land Expropriation Law (Land Acquisition Law).
<b>August</b>	Working with Arazi on Land Expropriation Law (Land Acquisition Law).	Working with Arazi on Land Expropriation Law (Land Acquisition Law).	Preparation for Public Consultation Workshop on AGCHO Law in Kabul. Working with Arazi on Land Expropriation Law (Land Acquisition Law).	Conducting Public Consultation Workshop on AGCHO Law in Kabul. Working with Arazi on Land Expropriation Law (Land Acquisition Law).
<b>September</b>	Working with Arazi on Land Expropriation Law (Land Acquisition Law). Developing new Procedures under Land Expropriation Law	Working with Arazi on Land Expropriation Law (Land Acquisition Law). Developing new Procedures under Land Expropriation Law	Working with Arazi on Land Expropriation Law (Land Acquisition Law). Developing new Procedures under Land Expropriation Law	Working with Arazi on Land Expropriation Law (Land Acquisition Law). Developing new Procedures under Land Expropriation Law

## CAPACITY BUILDING COMPONENT

USAID Land Reform in Afghanistan LARA Project Summary Events (Jul-Sep. 2013)				
Month	Week1	Week2	Week3	Week4
July	<ul style="list-style-type: none"> <li>➤ Open title (CDMS) training delivery to the AGCHO survey cadastre office</li> </ul>	<ul style="list-style-type: none"> <li>➤ Financial clearance of two OpenTitle (CDMS) training.</li> <li>➤ Completing the documentation failing for two iteration of opentitle(CDMS)training</li> <li>➤ Providing assistance with traiNet data entries to M&amp;E department in terms of data entry for 13 conducted trainings.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Developing budget sheet segregated in three categories (Instruction, travel and Participants) for 13 past trainings in order to use (amend) in estimated budget fields in traiNet software.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Meetings with AGCHO in order to plan the (GRAM, Cadastre) trainings.</li> <li>➤ Meeting with the Contracts and Grants unit about material development for contract management training.</li> <li>➤ Meeting regarding GRM Cadastre (ALRMIS) training to Arazi staff.</li> </ul>
August	<ul style="list-style-type: none"> <li>➤ Material development for contract management training.</li> <li>➤ Contract management training material translation.</li> <li>➤ Preparation for contract management first iteration training.</li> </ul>	<ul style="list-style-type: none"> <li>➤ GRM Cadastre (CDMS) training first iteration invitation.</li> <li>➤ Participants screening.</li> <li>➤ GRAM cadastre (CDMS) first iteration material printing, PRs and SOW development.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Administrative and Logistical support to the first iteration of GRM Cadastre (CDMS) training.</li> <li>➤ GRM Cadastre (CDMS) training second iteration invitation.</li> <li>➤ Participants screening.</li> <li>➤ GRAM cadastre (CDMS) second iteration material printing, PRs and SOW development.</li> <li>➤ Certificate printing for GRAM cadastre (CDMS) first iteration.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Financial clearance of GRM Cadastre (CDMS) training first delivery.</li> <li>➤ Administrative and Logistical support to the second iteration of GRM Cadastre (CDMS) training.</li> <li>➤ Certificate printing for GRAM cadastre (CDMS) second iteration participants.</li> <li>➤ Financial clearance of GRM Cadastre (CDMS) training second delivery.</li> <li>➤ Completing the documentation failing for two iteration of GRAM Cadastre trainings.</li> </ul>

<b>September</b>	<ul style="list-style-type: none"> <li>➤ Contract management training invitation.</li> <li>➤ Participants screening.</li> <li>➤ Contract management material printing, PRs and SOW development</li> </ul>	<ul style="list-style-type: none"> <li>➤ Contract management first iteration training delivery.</li> <li>➤ Preparing PRs and other logistical support for surveying training program</li> <li>➤ Certificate printing for the first iteration of contract management training.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Contract management training invitation.</li> <li>➤ Participants screening.</li> <li>➤ Contract management material printing, PRs and SOW development.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Contract management Second iteration training delivery.</li> <li>➤ Certificate printing for the second iteration of contract management training.</li> <li>➤ Completing the documentation for two iterations of contract management trainings.</li> </ul>
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