

附属資料 1 (ANNEX 1)

シティ・プロフィール City Profile

Japan International Cooperation Agency
T. & Associates, Inc.

ヘラート市プロフィール



2021年3月

JICA
T. & Associates, Inc.

ヘラート市プロフィール

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第1章

1.1	概要	<ul style="list-style-type: none"> ヘラート市は、アフガニスタン西部のヘラート州にある。 面積は18,272ヘクタール。² 同国西部地域における資源/貿易のハブとなる可能性を持つ。 ヘラート市の歴史的な中心部には、約200件の登録された遺跡がある。12世紀から13世紀にその歴史を遡る、25箇所以上のタイプAとBの遺跡が都市の中に点在する。国内および国際観光客に向けた非常に高い可能性を持つ。² いくつかの遺跡は修復されているが、他の遺跡は開発によって部分的に破損する危険性が高い。 女性の識字率・就学率は全国平均よりも高い。ヘラート大学では、女性が44%を占める。² 住民の大半が教育を受けることができるが、教員の質の低さが懸念される。より多くの職業センターや図書館が必要とされている。大学院や博士課程に進む機会が提供されていない。 ヘラートには、歴史的なシタデル公園、偉大なモスク公園、Shahidaeのような現代的な公園を含む多様なオープンスペースが存在する。
1.2	都市計画・開発に関する主な課題	<ul style="list-style-type: none"> インフォーマル・非計画地域の急速な発展 都市計画・開発システム（計画、土地の明確化、建設許可、事業の実施）における中央集権性。 都市開発プロジェクトの計画と実施における、カブールのMUDLとヘラートの自治体との間の協力の欠如。 投資先としての魅力を直接的に減らしている治安の問題。 主要な都市開発プロジェクト（特にヘラート戦略的開発フレームワークの実現と活用）について、地元住民やヘラートのMUDL支部やヘラート自治体に対する実質的な認知度が低い。
1.3	人口動態	<ul style="list-style-type: none"> 州人口：2,140,662人¹ 市人口：652,114人¹ 地域人口：2,839,500人² 2020年～2021年の年間成長率は3%¹ 2040年までにヘラート市の人口は98万人から140万人になると予測されている。²
1.4	ヘラート市の構造	<ul style="list-style-type: none"> ヘラート市は15の地区から構成されている。²
1.5	都市のマスタープラン/都市計画の歴史	<ul style="list-style-type: none"> 1936年（マスタープラン） 1963年（マスタープラン） 2003年（戦略プラン） 2012年（改定マスタープラン） 2013年（戦略マスタープラン）フィレンツェ大学の支援により作成

		<ul style="list-style-type: none"> 2015年（ヘラートの持続可能な都市モビリティ計画）フィレンツェ大学の支援により作成 2019年（マスタープラン提案） 2020年（戦略的開発フレームワーク）
1.6	ビジョンと戦略（戦略的発展フレームワークのコア目標）	<ul style="list-style-type: none"> <u>都市と農村間におけるシナジーを強化する</u>。どの規模の都市計画も、農村の地域社会に貢献し、かつ農村経済に付加価値を与えるような、都市設備や豊かさへの投資を導くものでなければならない。同時に、自治体の境界線や都市化した地域といった枠組みを超えて、地域全体の規模での投資を支援していかなければならない。 <u>生態系の保護と再生</u>：地域の帯水層の保護からグリーンインフラの統合まで、あらゆる規模で、アフガニスタンの都市計画や地域計画のイニシアチブにおいて生態系システムが優先事項でなければならない。 <u>文化と遺産を発展の原動力として活用する</u>：数十年に及ぶ不安定な情勢にもかかわらず、集団的な生活の伝統と歴史がアフガニスタン社会を支えてきており、これは都市化したアフガニスタンの基礎ともなる。 <u>万人のための都市</u>：多数のアフガニスタンの都市において、ジェンダー、年齢、能力、出自に関係なく、すべてのアフガニスタン人を統合し、エンパワーすることができるようにしなければならない。 <u>モビリティやインフラと成長の調整</u>：協調的な開発が特に重要であり、すなわちこれは、コンパクトに接続された都市中心部の開発を意味する。 <u>21世紀型経済の育成</u>：国の繁栄は、地方の首都がアフガニスタンの若者に有意義で生産的な機会を提供し、持続可能なサプライチェーン、教育、21世紀の経済発展のために次世代をエンパワーする技術に投資できるかどうかにかかっている。
1.7	土地利用に関する概説	<ul style="list-style-type: none"> 市の大半（70-80%）がインフォーマル・非計画地域であるが、道路網は計画され、飲料水の供給している。ただし、これらの地域には、学校、公園、診療所、幼稚園などの社会施設のほとんどが欠けている。² ヘラートでは、自治体レベルでの土地管理の専門知識が不足している。
1.8	都市化の状況と期待される成長	<ul style="list-style-type: none"> ヘラートの都市開発は、北側の丘陵地帯に制約を受けている。 東西に新興住宅街が広がり、南側の農地に向かって拡大している。 非計画的な都市成長は、都市経済にとって価値のある農地の転用を始めている。
1.9	インフラとサービス	<ul style="list-style-type: none"> ヘラートの都市交通計画は、交通機関を改善するための将来の投資の指針となっている。

		<ul style="list-style-type: none"> ヘラートとイラン、トルクメニスタン、マザリシャリフを結ぶ FNRC の鉄道案は、地域間の接続性を大幅に向上させる。 ヘラートの主要な拡張回廊は、物流と輸送に牽引されている。工業団地と国際空港を結ぶ、回廊に沿った拡張の可能性がある。 下水道に接続された水洗トイレを設置している世帯は 18% に止まる。その大部分は、浸出によって帯水層を脅かす可能性のある浄化槽や竖穴式トイレに依存している。² 水の消費量の予測（百万リットル） <table border="1" data-bbox="555 555 1385 815"> <thead> <tr> <th>Year</th> <th>Population</th> <th>Global consumption</th> <th>Of which domestic use (40%)</th> </tr> </thead> <tbody> <tr> <td>2011</td> <td>493,583</td> <td>148.1</td> <td>59.2</td> </tr> <tr> <td>2016</td> <td>611,728</td> <td>183.5</td> <td>73.4</td> </tr> <tr> <td>2021</td> <td>764,341</td> <td>229.3</td> <td>91.7</td> </tr> <tr> <td>2026</td> <td>942,169</td> <td>282.6</td> <td>113.0</td> </tr> <tr> <td>2031</td> <td>1,131,857</td> <td>339.5</td> <td>135.8</td> </tr> </tbody> </table> <p>出典：ヘラート戦略マスタープランの報告（2013）、ページ 246（表 II.3.4）</p> ヘラート戦略マスタープランによると、90%の世帯が公共水道に接続されている。残りの世帯の飲料水需要は、ポンプや井戸を利用されている。 上水道の配管網は比較的良好で、50%近くの世帯が公共水道に接続されている。ポンプや井戸が 45%の世帯に利用されている。² 40%以上の世帯がゴミを空き地や水場に捨てている。排水路への固形廃棄物が、健康と洪水のリスクを高めている。² 公共バスを利用している世帯は 20%未満で、大多数の世帯は人力車を利用している。 電力への接続率は非常に高いが、その大半はイランやトルクメニスタンからの輸入である。晴天の日が多く十分な風が吹くため、太陽光発電と風力発電に関して大きな可能性を持つ。 	Year	Population	Global consumption	Of which domestic use (40%)	2011	493,583	148.1	59.2	2016	611,728	183.5	73.4	2021	764,341	229.3	91.7	2026	942,169	282.6	113.0	2031	1,131,857	339.5	135.8
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<p>1.10</p>	<p>社会経済状況</p>	<ul style="list-style-type: none"> イランやトルクメニスタンに近く、貿易関係も良好であることが強みとして挙げられる。 ヘラートの市場では、高価値の園芸作物や、サフランなどの特殊作物、カシミヤなどの生産品が取引されているが、農業のバリューチェーンを強化するためには、加工センターや冷蔵倉庫が必要である。² 製造業の雇用が最も多い。工業団地は新しいインフラの恩恵を受ける可能性を持つ。 石炭や TAPI パイプラインからの天然ガスといった資源が手に入りやすく、炭化水素産業の可能性を持つ。² 産業、鉱業、建設部門をサポートする鉱物資源は、ハライト、フリント、バライト、オニキス、大理石、石灰岩、大理石、粘土、水銀、リチウム、スズ、タングステン、鉛、亜鉛、銅、鉄、金、銀、石炭、炭化水素が含まれる。² 																								

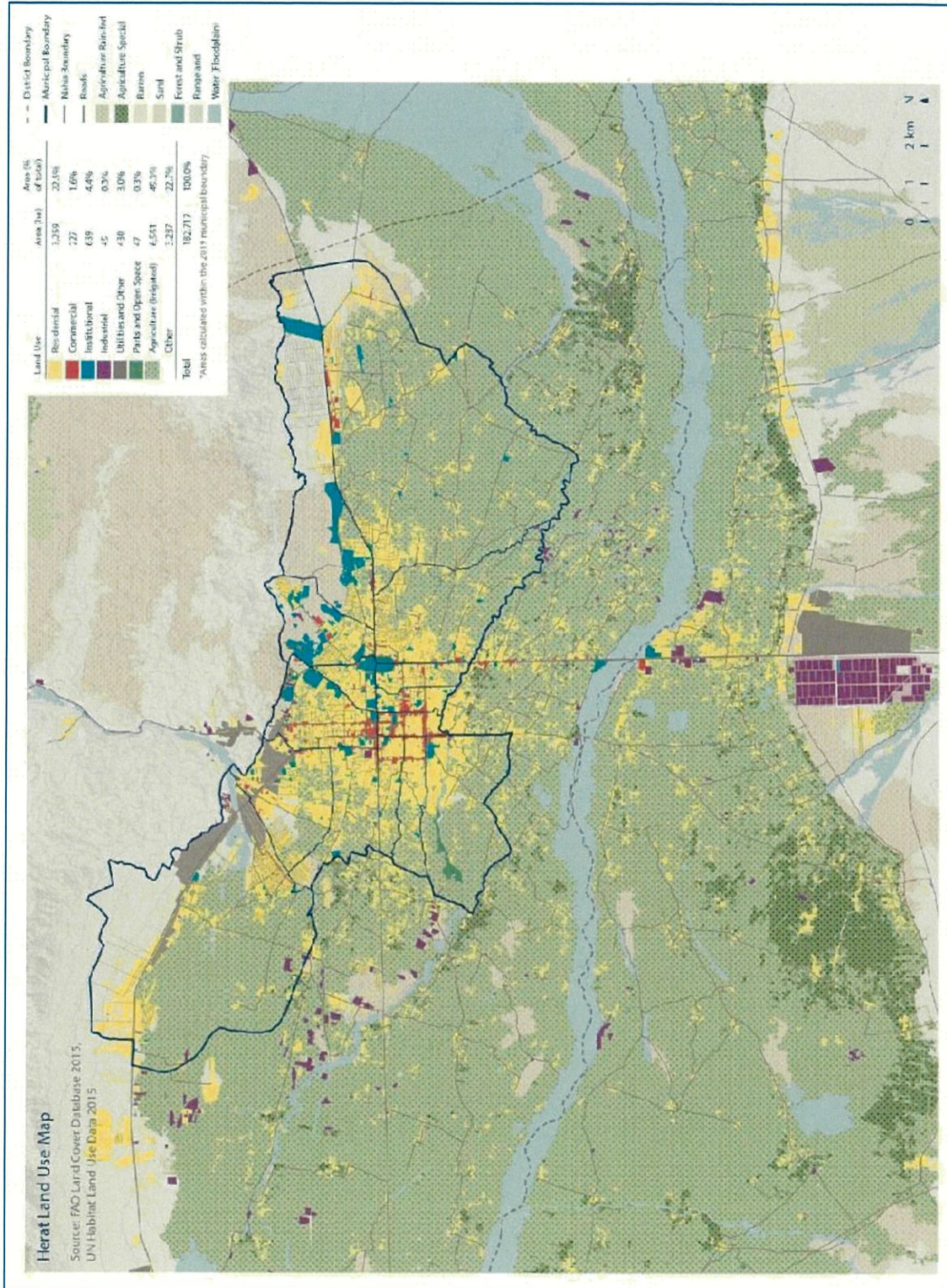
1.11	環境経営と天然資源	<ul style="list-style-type: none"> ハリルド川とカルフ川は、十分な表流水資源を提供している。 地域の農業特産品には、ブドウ、メロン、ピスタチオ、油糧種子、カシミア、サフランなどがある。ウールとシルクを原料とした手工芸品と織物は重要な産業である。 ヘラート州は干ばつのリスクに弱く、地震や地滑りのリスクもわずかに存在する。北部山麓には、鉄砲水や地すべりの危険性が局地的に存在する。 東部と、特に西部のタウンシップは、急峻な丘のふもとにある沖積地の扇状地に建設されており、鉄砲水や土砂崩れに弱い。 計画的タウンシップのためのレクリエーション施設とリスク軽減戦略として、丘を越えた北側に、緑地帯と地域公園の可能性。
1.12	都市開発の主なプロジェクト	<p>進行中のプロジェクト：</p> <ul style="list-style-type: none"> ムストフィヤットから、旧軍事基地、エスハクザイ地区、チスタン・ゴザールまでの運河建設。 バグザゴザールの擁壁。 ジャディ・アスマン会議場建設。 <p>今後予定されているプロジェクト：</p> <ul style="list-style-type: none"> 各地区の運河、橋、道路の建設。 擁壁。 歴史的地区の保存。
1.13	関係自治体の組織・人的能力	<ul style="list-style-type: none"> ヘラート市は、市町村法に基づく第1位の自治体である。(トップは市長で、副市長が1名) ヘラート市の組織構成は、最近大統領府から承認された(職員数377名、労働者数964名、合計1,341名)。 4つの主要な下位部門を持つ技術・専門局。 <ol style="list-style-type: none"> 1- 都市サービス 2- 衛生と緑地化 3- 都市計画 4- 開発と市場
1.14	MUDL 支部	<ul style="list-style-type: none"> 都市開発土地省はヘラート州出先事務所(在ヘラート市)がある(職員数251名、労働者数35名、合計286名)。 6つの下位部門(財務総務部、土地管理部、サービス部、建築部、測量部、歴史保存部)

References:

- 1 National Statistics and Information Authority (NSIA), Estimated Population of Afghanistan 2020-21, (June 2020)
- 2 Herat Strategic Development Framework (SDF), (2020)

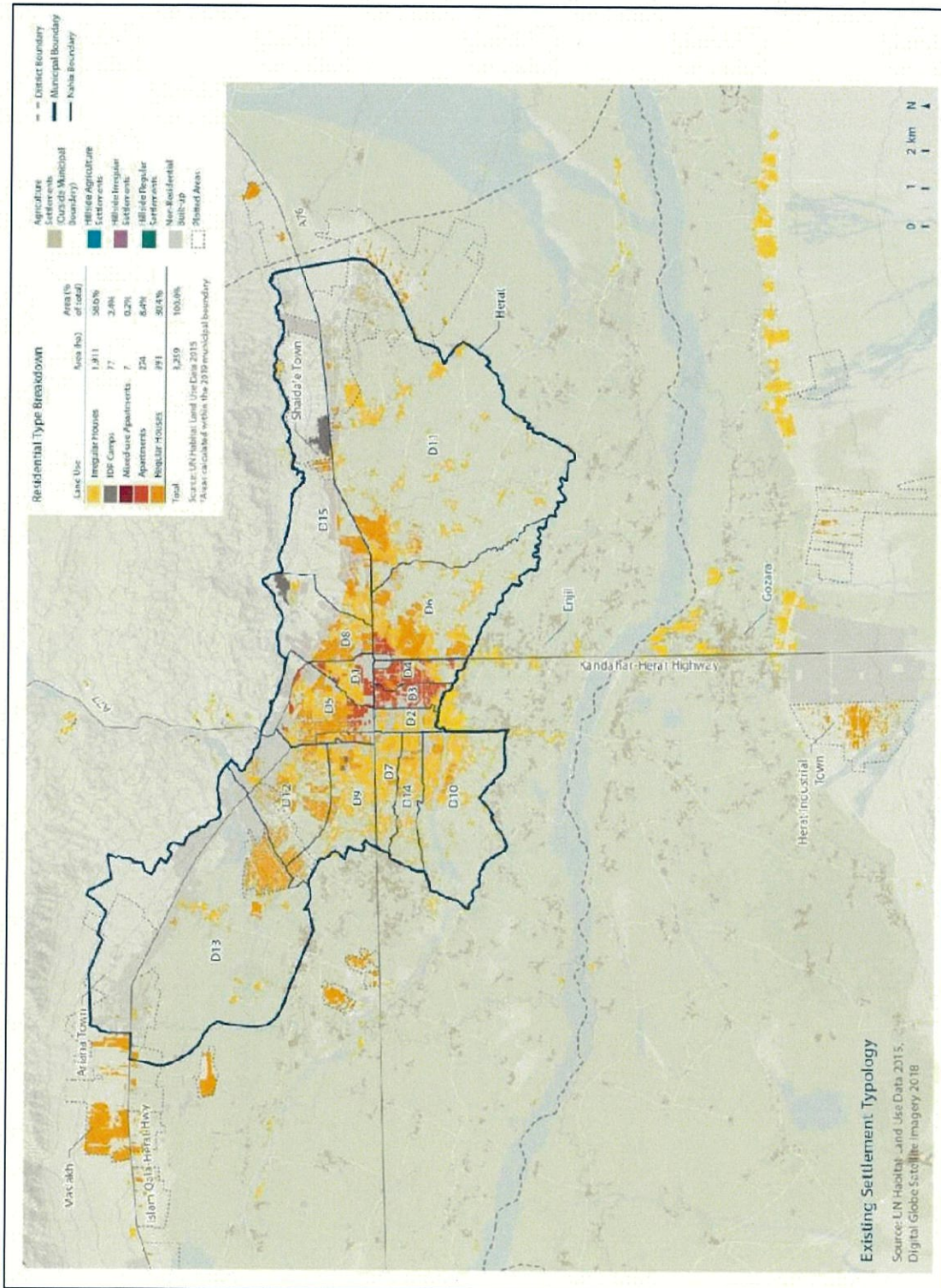
第2章

2.1 現在のヘラート市の土地利用図



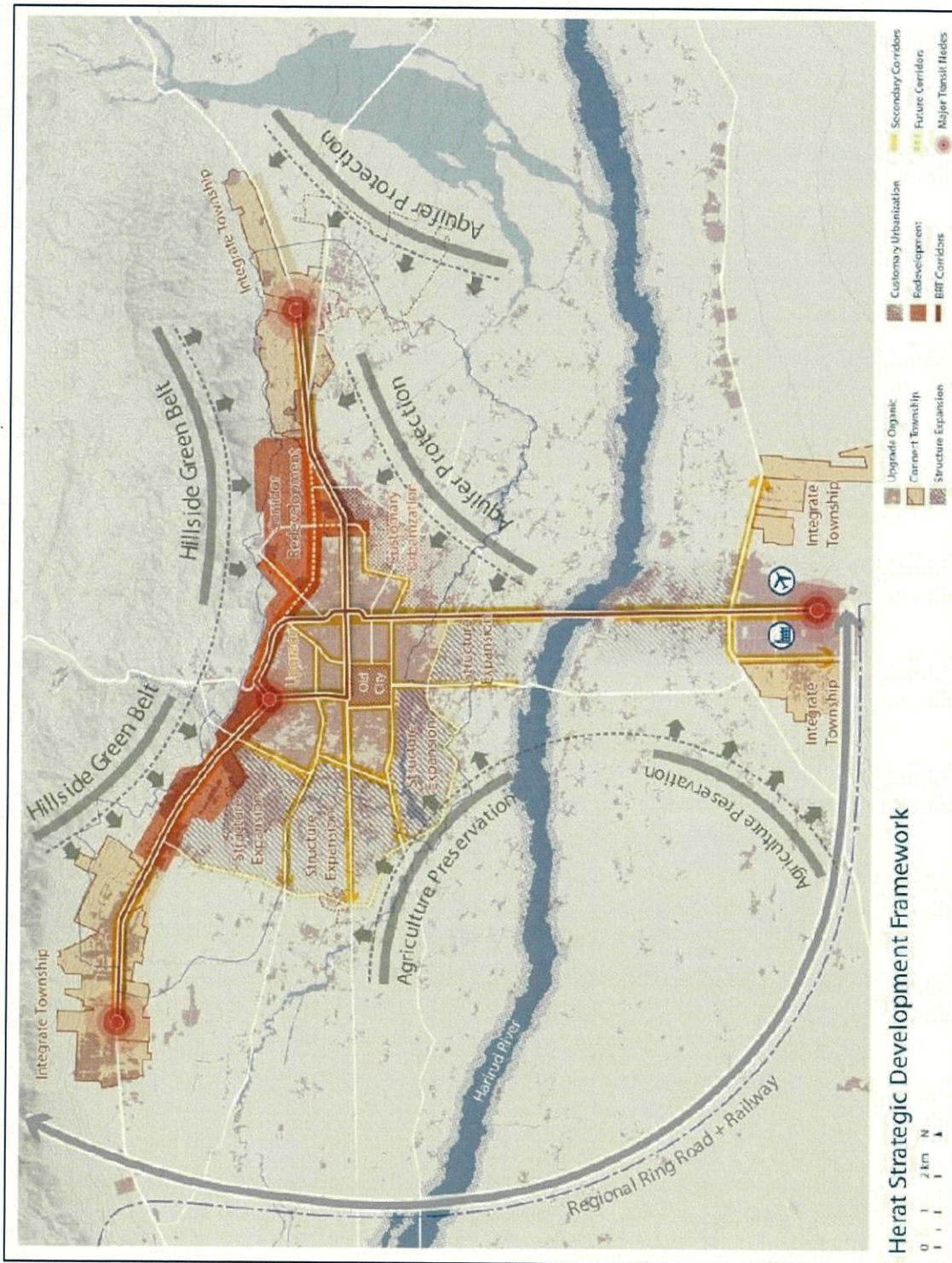
ヘラート市の土地利用図 (2015年時点)

2.3 ヘラート市の行政区画図



ヘラート市の行政区画図 (2018年時点)

2.4 ヘラート市の戦略的開発フレームワーク



ヘラート市戦略的開発フレームワーク（2020年時点）

マザリシャarif市プロフィール



2021年3月

JICA
T. & Associates, Inc.

マザリシャリフ市プロフィール

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第1章

<p>1.1</p>	<p>概要</p>	<ul style="list-style-type: none"> ● 東はクンドゥズ、南東はカブール、南西はヘラート、北はウズベキスタンのテルメズと高速道路で結ばれているバルフ州の州都で、アフガニスタン第4の都市である。 ● 面積は6,283ヘクタール。 ● マザリシャリフはアフガニスタンにおいて重要な役割を果たしている。カブールの北、ヒンドークシュ山脈の反対側に位置しており、サラントンネルを通してアクセスすることができ、海拔約357メートル（1,171フィート）の国内で最も低地にある主要都市でもある。 ● ウズベキスタンとタジキスタンの両方に近接するアフガニスタン北部の地域拠点であり、この地域における古都の一つ。 ● マザリシャリフはカブールの南東320km（200マイル）に位置し、カブールと道路・空路で接続されている。マザリシャリフは、中央アジア貿易の主要な通過点である。 ● また、有名な神殿（Hazrat Aliの神殿）だけでなく、イスラム教やヘレニズムの考古学的遺跡があるため、観光スポットの一つとしても機能している。 ● 相対的な治安のよさにより、ビジネスや学術の発展の面でも大きな貢献をしてきた。 ● マザリシャリフはアフガニスタンを中央アジアと結び、かつ最も教育を受けた多様な人々を抱える都市であり、アフガニスタンの成長全般に対して重要な役割を果たしていることから、地政学的にも重要である。 ● 国際空港も存在。アフガニスタンの州都の中で最も造成地の割合が高く（91%）、さらに造成地は市境を越えて広がって、より大きな都市圏の一部を形成している。 ● マザリシャリフ市には、政府系の学校が94校（小学校6校、中学校29校、高校59校）、私立学校が40校（小学校12校、中学校11校、高校17校）存在する。 ● 人気の観光名所：Rawza-ye-Sharif 神殿、Shadian 砂漠、Buzkashi スタジアム、Maulana Jalaludin文化公園、Tashkurgan 宮殿、Governors 宮殿、マザリシャリフ門
<p>1.2</p>	<p>都市計画・開発に関する主な課題</p>	<ul style="list-style-type: none"> ● マザリシャリフ市のインフラや下水道に直接影響を与えた地形データが不足している。 ● 下水道に関しては、以前はマザリシャリフ市に自然のネットワークがあったが、いくつかの建設工事のためにネットワークが遮断され、現在、マザリシャリフ市では下水道・排水が大きな問題となっている。 ● マザリシャリフには緑やレクリエーションエリアが不足しているが、マザリシャリフの南側にはシャディヤン砂漠があり、マザリシャリフの緑とレクリエーションエリアを増やすための国立公園として使用することができる。

		<ul style="list-style-type: none"> マザリシャリフでは、ゾーニング制度やゾーニングマップが不足しているため、市内では住宅、商業、工業地帯の境界が特定されていない。工業団地は住宅と統合されている問題が多い。 インフォーマル・非計画地域の急速な発展 都市計画・開発システム（計画、土地の明確化、建設許可、事業の実施）における中央集権性。 都市開発プロジェクトの計画と実施における、カブールの MUDL とマザリシャリフ自治体との間の協力の欠如。 投資先としての魅力を直接的に減らしている治安の問題。 主要な都市開発プロジェクト（特にマザリシャリフ戦略的開発フレームワークの実現と活用）について、地元住民やマザリシャリフの MUDL 支部やマザリシャリフ自治体に対する実質的な認知度が低い。
1.3	人口動態	<ul style="list-style-type: none"> 州人口：1,509,183 人¹ 市人口：584,886 人¹ 地域人口：3,741,800 人² 2020 年～2021 年の年間成長率は 3.11%¹ 2040 年までにマザリシャリフ市の人口は 112 万人から 175 万人になると予測されている。²
1.4	マザリシャリフ市の構造	<ul style="list-style-type: none"> 10 の地区から構成されている。 地区ごとにゴザールの数が異なり、その合計数は全部で 400 個。 既存の世帯数、人口、面積はゴザールごとに大きく異なる。そのため、各地域のゴザールの数の標準化がすすめられている。（標準的なゴザールで 800～1250 世帯）。
1.5	都市のマスタープラン／都市計画の歴史	<ul style="list-style-type: none"> 1949 年（マスタープラン） 1973 年（マスタープラン） 2012 年（マスタープラン） 2015 年（マスタープラン提案） 2020 年（戦略的開発フレームワーク）
1.6	ビジョンと戦略（戦略的開発フレームワークのコア目標）	<ul style="list-style-type: none"> 都市と農村間におけるシナジーを強化する：どの規模の都市計画も、農村の地域社会に貢献し、かつ農村経済に付加価値を与えるような、都市設備や豊かさへの投資を導くものでなければならない。同時に、自治体の境界線や都市化した地域といった枠組みを超えて、地域全体の規模での投資を支援していかなければならない。 生態系の保護と再生：地域の帯水層の保護からグリーンインフラの統合まで、あらゆる規模で、アフガニスタンの都市計画や地域計画のイニシアチブにおいて生態系システムが優先事項でなければならない。 文化と遺産を発展の原動力として活用する：数十年に及ぶ不安定な情勢にもかかわらず、集団的な活動を行う伝統と歴史がアフ

		<p>ガニスタン社会を支えてきており、これは都市化したアフガニスタンの基礎ともなる。</p> <ul style="list-style-type: none"> 万人のための都市： 多数のアフガニスタンの都市において、ジェンダー、年齢、能力、出自に関係なく、すべてのアフガニスタン人を統合し、エンパワーすることができるようにしなければならない。 交通やインフラと成長の調整： 総合的な開発が特に重要であり、すなわちこれは、コンパクトでアクセスの良い都市中心部の開発を意味する。 21世紀型経済の育成： の繁栄は、地方の首都がアフガニスタンの若者に有意義で生産的な機会を提供し、持続可能なサプライチェーン、教育、21世紀の経済発展のために次世代をエンパワーする技術に投資できるかどうかにかかっている。
1.7	土地利用に関する概説	<ul style="list-style-type: none"> マザリシャリフ市の総面積は83平方km(8,034ヘクタール)。総面積の約91%(7,311ヘクタール)が造成地で、そのうち約9%(723ヘクタール)が非造成地。 マザリシャリフ市全体が計画に基づいて開発されたため、すべての物件が法的な所有権証明書を所持している。約60%程度が計画開発で、自治体がマスタープランに基づいて土地を配分し、80%程度が規則的なパターンによって開発されている。³
1.8	都市化の状況と期待される成長	<ul style="list-style-type: none"> マザリシャリフの都市開発は、南側の丘陵地帯に制約を受けている。 北と東に向かって拡大し、新しい住宅街が形成されている。 ウズベキスタンとの間をつなぐTAT路線と、ヘラートとの間をつなぐFNRC路線が提案されており、地域間の接続性に関して大幅な改善が期待される。 東部と北部の大規模な拡張により、総合的な交通計画やインフラ計画のない都市地域の拡大が進んでいる。 マザリシャリフ-カブール高速道路は、拡張のための主要な回廊として機能するため、大規模な住宅、産業、物流への投資が計画されている。
1.9	インフラとサービス	<ul style="list-style-type: none"> マザリシャリフでは適切な下水システムが欠如しているため、ほとんどの家庭で浄化槽を使用しており、竪穴式トイレを使用している家庭もわずかにある。 市内には飲料水の供給網があり、飲料水を汲み上げるための井戸は都市郊外にあるが、地下水の汚染は依然として問題となっている。 固形廃棄物収集を利用できるのは市の70%のみ。埋立地の位置は良好で、地下水汚染の影響が少なく、今後20年間分の埋立容量がある。 道路の約75%は状態が悪く補修が必要で、市内の外環状道路も未舗装のまま渋滞を引き起こしている。公共交通機関のバスの本数が少なく、ほとんどの世帯がシェアタクシーを利用して移動している。

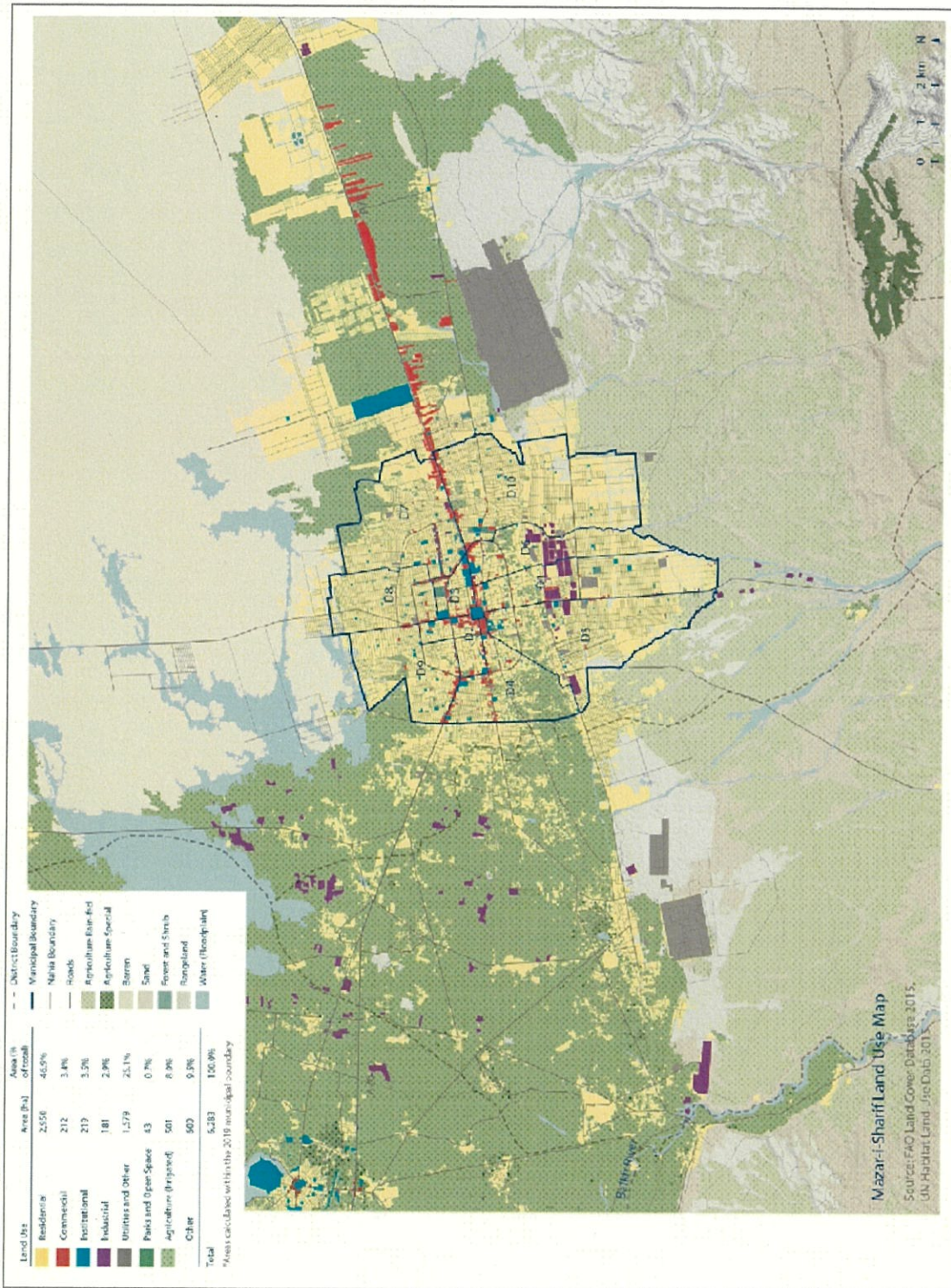
		<ul style="list-style-type: none"> 95%までの高い電力接続率を誇るが、電力の大部分はウズベキスタンとトルクメニスタンからの輸入に頼っている。晴天の日が多く十分な風が吹くため、太陽光発電と風力発電に関して大きな可能性を持つ。 以前の計画では、交通渋滞の管理を改善するためにマザリシャリフ市に3つの環状道路が計画されていたが、SDFではこれらの環状道路は考慮されていない。
1.10	社会経済状況	<ul style="list-style-type: none"> マザリシャリフでは、83の小さな町工場が稼働している。カーペット、ラグ、ノンアルコール飲料、手工芸品、ドライフルーツ、フェルトや羊毛が、マザリシャリフ市で最も一般的な生産品。 マザリシャリフでも大きな工場は、肥料を生産するKod-e Barq工場、綿実油工場、繊維工場である。 トルクメニスタン、ウズベキスタン、タジキスタンという3つの貿易相手国との近接性が強み。ヘラタン国境には保管施設があり、鉄道が分岐している。 マザリシャリフは近隣の多くの州から農産物を輸入しており、低温貯蔵と加工施設の恩恵を受ける。 マザリシャリフと近い国境の町ヘラタンには強力な物流設備が存在するため、大規模な物流設備の必要性が少なく、より生産性を高める、産業投資のための土地を確保することが可能。 マザリシャリフ西部の肥料工場・発電所、Sheberghan油田・ガス田からのパイプライン、国際送電線の提案により、石油化学・化学産業の可能性が創出される。 産業、鉱業、建設部門を支える地域の鉱物資源としては、ハライト、塩、硫黄、カリ、石英、ガラス、砂、銅、石炭、原油、その他炭化水素資源などがある。
1.11	環境経営と天然資源	<ul style="list-style-type: none"> バルフ川は灌漑に十分な水資源を提供している。しかし、マザリシャリフは5つの代表的な乾燥した気候を持つ都市のうちの1つである。 地域の農業特産品には、メロン、油糧種子、ピスタチオ、カシミア、羊毛などがある。手工芸品やシルクのようなニッチな伝統的な分野も復活しつつある。 バルフ州は地震リスクに対して非常に脆弱であり、干ばつの影響を中程度に受ける。リスクは、南側の高台の丘陵地とマザリシャリフの西側の湿地帯、洪水が起こりやすい地域に集中している。 汚泥投棄による農業汚染が懸念される。西部都市の拡大による湿地帯の侵食。 南部の拡大は、鉄砲水に対して脆弱な斜面を持つ流出路に差し掛かっている。
1.12	都市開発の主なプロジェクト	<p>進行中のプロジェクト:</p> <ul style="list-style-type: none"> 市内のいくつかの道路の改良及び学校の建設を除いて、主要な都市開発プロジェクトは進行中ではない。 <p>今後予定されているプロジェクト:</p>

		<ul style="list-style-type: none"> • Sajadiya と Kart-e Wahdat の道路建設 • 3つの公園の建設 • 女性専用の公園・パークルームなど • 歴史的な灌漑水路再生プロジェクト (Historic Irrigation Canal Revitalization Project) • 廃棄物回収所の施工
1.13	関係自治体の組織・人的能力	<ul style="list-style-type: none"> • マザリシャリフ市は、市法に基づく第1位の自治体である。(トップは市長で、副市長が1名) • マザリシャリフ市の組織構造は、最近大統領府から承認された(職員数 258 名、労働者数 601 名、合計 859 名)。 • 4つの主要な下位部門を持つ技術・専門局。 <ul style="list-style-type: none"> 1- 都市サービス 2- 衛生と緑地化 3- 都市計画 4- 開発と市場
1.14	MUDL 支部	<ul style="list-style-type: none"> • 都市開発土地省はバルフ州出先事務所(在マザリシャリフ市)がある(職員数 234 名、労働者数 11 名、合計 245 名)。 • 5つの下位部門(財務総務部、土地管理部、サービス部、建築部、測量部)

References:

- 1 National Statistics and Information Authority (NSIA), Estimated Population of Afghanistan 2020-21, (June 2020)
- 2 Mazar-e-Sharif Strategic Development Framework (SDF), (2020)
- 3 Strategic Municipal Action Plan (2017), by UN-Habitat, City for All Project

2.5 現在のマザリシャリフ市の土地利用図



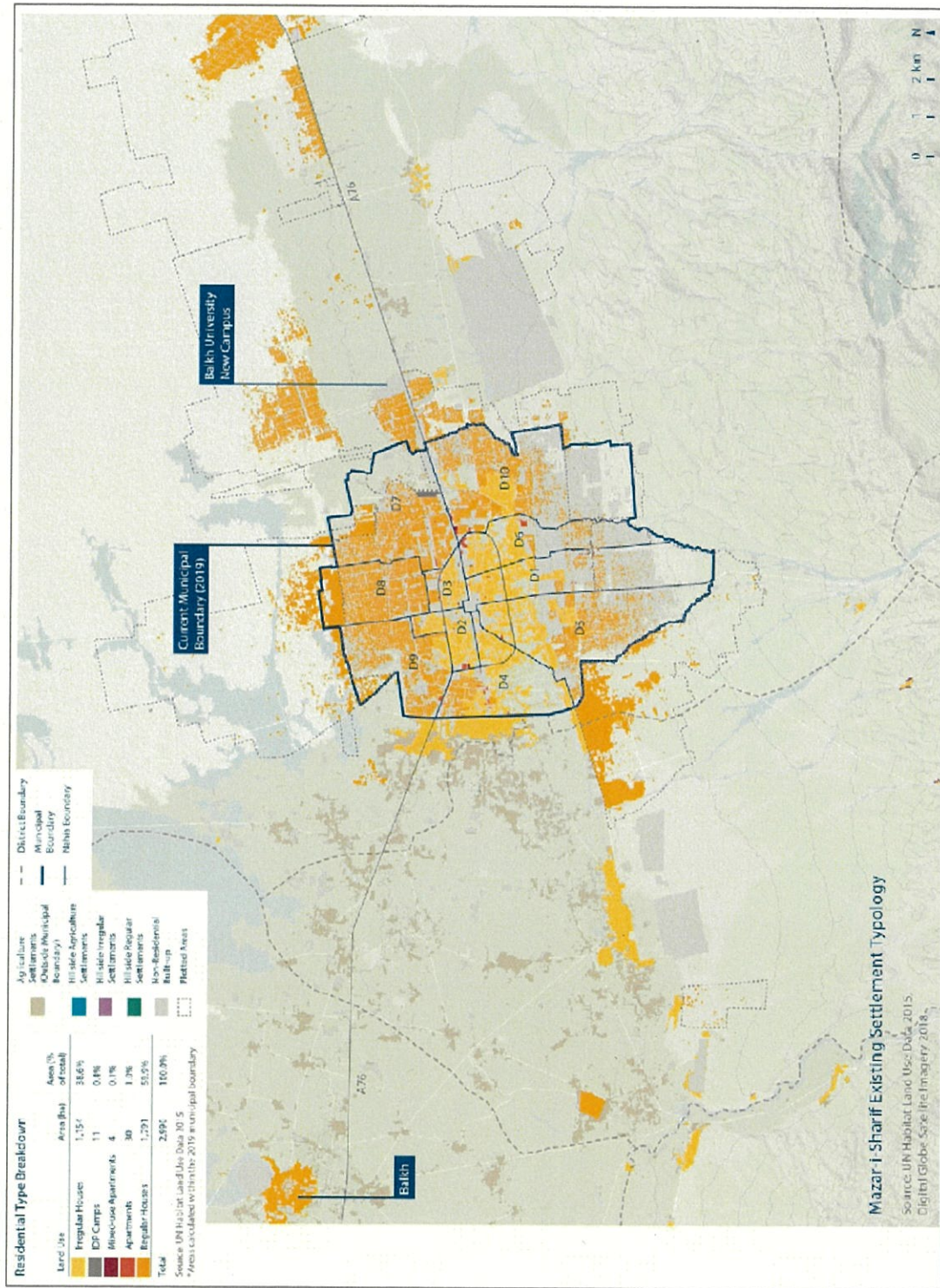
マザリシャリフ市の土地利用図 (2015年時点)

2.6 マザリシャリフ市の土地利用に関する提案



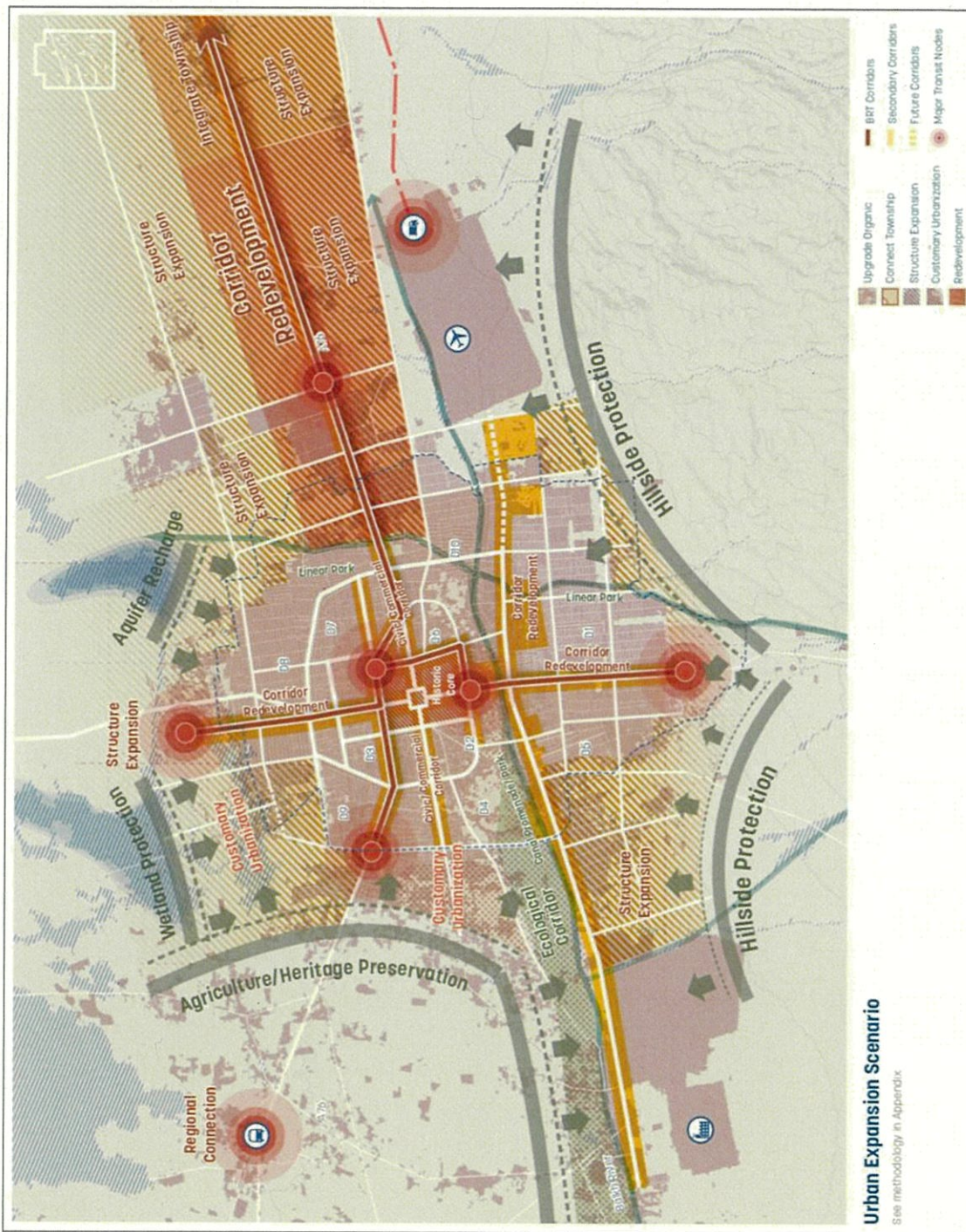
マザリシャリフ市の土地利用に関する提案 (2019年時点)

2.7 マザリシャリフ市の行政区画図



マザリシャリフ市の行政区画図 (2018年時点)

2.8 マザリシャリフ市の戦略的開発フレームワーク



マザリシャリフ市戦略的開発フレームワーク (2020年時点)

カンダハル市プロフィール



2021年3月

JICA
T. & Associates, Inc.

カンダハル市プロフィール

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第1章

1.1	概要	<ul style="list-style-type: none"> • カンダハル市は、アフガニスタン南部カンダハル州の都市。 • 面積は 20,732 ヘクタール。¹ • 同国南部地域における資源/貿易のハブとなる可能性を持つ。 • 街の中心部に、歴史的な都市の中心がある。市の中心部と西部に、Aタイプ16件、Bタイプ4件の遺跡が存在。 • 多くの遺跡は廃墟と化しており、修復されているのは一部の遺跡のみ。 • 高等教育機関への入学者数の男女格差は非常に大きい。 • 繁華街に教育施設が集中、郊外には施設が不足。地域からの関心はあるが、公共図書館は不足。 • Aタイプの遺跡のうち2つと、その他のB、Cタイプのモニュメントは、農業地帯に位置している。農村観光を創出する可能性を持つ。 • 人気の観光名所:カンダハル大学、アイノ・ミーナ地区、ケルカ・イエ・シャリフ寺院、預言者ムハンマドのマントのモスク、チル・ゼナ、アフマド・シャー・ドゥラニの墓。
1.2	都市計画・開発に関する主な課題	<ul style="list-style-type: none"> • インフォーマル・非計画地域の急速な発展。 • 都市計画・開発システム（計画、土地の明確化、建設許可、事業の実施）における中央集権性。 • 都市開発プロジェクトの計画と実施における、カブールのMUDLとカンダハル市間の協力の欠如。 • 投資先としての魅力を直接的に減らしている治安の問題。 • 地域住民への周知不足、実質的にはMUDLのカンダハル支部やカンダハル市への、都市開発プロジェクト（特にカンダハル戦略的開発フレームワークの実現と活用）についての周知不足。
1.3	人口動態	<ul style="list-style-type: none"> • 州人口:1,399,594人¹ • 市人口:523,259人¹ • 地域人口:2,952,000人² • 2020年~2021年の年間成長率は3.25%¹ • 2040年にはカンダハル市の人口は95万人になると予測されている。 • カンダハルとその周辺の6つの長期化した国内避難民居住区の人口は16,600人と推定される。²
1.4	カンダハル市の構造	<ul style="list-style-type: none"> • カンダハル市は15の地区で構成される。²
1.5	都市のマスタープラン/都市計画の歴史	<ul style="list-style-type: none"> • 1970年（マスタープラン） • 2012年（改訂マスタープラン） • 2019年（マスタープラン）

<p>1.6</p>	<p>ビジョンと戦略 (戦略的発展フレームワークの コア目標)</p>	<ul style="list-style-type: none"> ● 2020年(戦略的発展フレームワーク) ● <u>都市と農村間におけるシナジーを強化する。</u> どの規模の都市計画も、農村の地域社会に貢献し、かつ農村経済に付加価値を与えるような、都市設備や豊かさへの投資を導くものでなければならない。同時に、自治体の境界線や都市化した地域といった枠組みを超えて、地域全体の規模での投資を支援していかなければならない。 ● <u>生態系の保護と再生:</u> 地域の帯水層の保護からグリーンインフラの統合まで、あらゆる規模で、アフガニスタンの都市計画や地域計画のイニシアチブにおいて生態系システムが優先事項でなければならない。 ● <u>文化と遺産を発展の原動力として活用する:</u> 数十年に及ぶ不安定な情勢にもかかわらず、集団的な生活の伝統と歴史がアフガニスタン社会を支えてきており、これは都市化したアフガニスタンの基礎ともなる。 ● <u>万人のための都市:</u> 多数のアフガニスタンの都市において、ジェンダー、年齢、能力、出自に関係なく、すべてのアフガニスタン人を統合し、エンパワーすることができるようにしなければならない。 ● <u>モビリティやインフラと成長の調整:</u> 協調的な開発が特に重要であり、すなわちこれは、コンパクトでアクセスの良い都市中心部の開発を意味する。 ● <u>21世紀型経済の育成:</u> 国の繁栄は、地方の首都がアフガニスタンの若者に有意義で生産的な機会を提供し、持続可能なサプライチェーン、教育、21世紀の経済発展のために次世代をエンパワーする技術に投資できるかどうかにかかっている。
<p>1.7</p>	<p>土地利用に関する概説</p>	<ul style="list-style-type: none"> ● 既成市街地の約68%が市内の非計画地域である。³ ● カンダハルでは、自治体レベルでの土地管理の専門知識が不足している。
<p>1.8</p>	<p>都市化の状況と期待される成長</p>	<ul style="list-style-type: none"> ● 住宅街や産業集積地の形成による都市開発は、東部と南東部に集中している。山脈に沿って進む都市化が市を分断している。 ● 提案されている北と南のバイパス道路を持つ環状道路は、貨物トラックの代替ルートとなり、市内中心部の交通を緩和し、都市周辺の土地を住宅や産業開発へと利用を促すことが期待される。 ● 市の東部への拡大は、アイノ・ミーナのような大規模な民間開発の地区によって推進されている。 ● 北部の山地斜面側への計画的・非計画的な開発においては、モビリティとインフラへのアクセスが欠如している。 ● カンダハル・ガズニ高速道路は、住宅開発のための主要な回廊となっている。スピボルダックとクエッタ(パキスタ

		<p>ン) へ向かう道路 A75 は、産業開発のための主要な回廊である。</p>
1.9	インフラとサービス	<ul style="list-style-type: none"> • 下水道に接続されたトイレは 10%未満で、適切な排水システムがない。浄化槽や竖穴式便所の汚泥が河川に投棄され、地下水を汚染している。² • 公共の上水を使用できる市の住民は約 15%で、ほぼすべての家庭で、汚染された帯水層に接続したポンプや井戸から水を汲み上げている。² • 固体廃棄物の収集を利用できるのは、市の 40%未満。北側の埋立地は市の上流にあり、洪水時の汚染につながっている。タルナック川の近くに存在するもう一つの埋立地は、地下水と表層水にリスクをもたらしている。¹ • 貨物トラックが市街地内の道路を通ること、交通取り締まりの欠如、交通機関が存在しないことが重なり、激しい交通渋滞の原因となっている。² • 太陽光発電によって大きく期待される、電気への接続率 50%という試算。最近、2つの太陽光発電所の試運転が行われた。²
1.10	社会経済状況	<ul style="list-style-type: none"> • スピンボルダックの国境を経由した、パキスタンへの近接性が、鉄道網計画によってさらに強化される。 • カンダハル周辺の居住地域では特別な果物が栽培されており、これは市場へのより良いアクセスや、低温貯蔵、加工、輸出向け包装などの施設による恩恵を受ける。 • 製造業の雇用率は他の主要都市の平均と同様。国際空港に向かう回廊沿いの空き地を工業地帯として利用できる可能性がある。 • 最大級の鉛・亜鉛鉱床、大規模な銅・金鉱床、TAPI ガスパイプラインを活用して、抽出・資源加工産業の活性化を図ることができる可能性がある。² • 地域の鉱物資源は、ハライト、螢石、アラゴナイト、石英、クロマイト、錫、鉛、亜鉛、銅、鉄、カドミウム、金、銀など。²
1.11	環境経営と天然資源	<ul style="list-style-type: none"> • アルハンダブ川、タルナック川、アルギスタン川、ドーリ川のすべてで、カンダハルの南西部の土地を灌漑するのに余りある量の水を供給している。 • 地域の特産品には、ブドウ、レーズン、ザクロ、アプリコット、イチジクなどがある。主要な輸出品はウールカーペット。 • カンダハル州は干ばつと地震のリスクに直面しており、緑地の欠如や斜面が急であることから、鉄砲水が発生しやすい地域も存在する。 • 北部の都市開発が、山間部の氾濫原や鉄砲水が発生しやすい地域に広がっている。

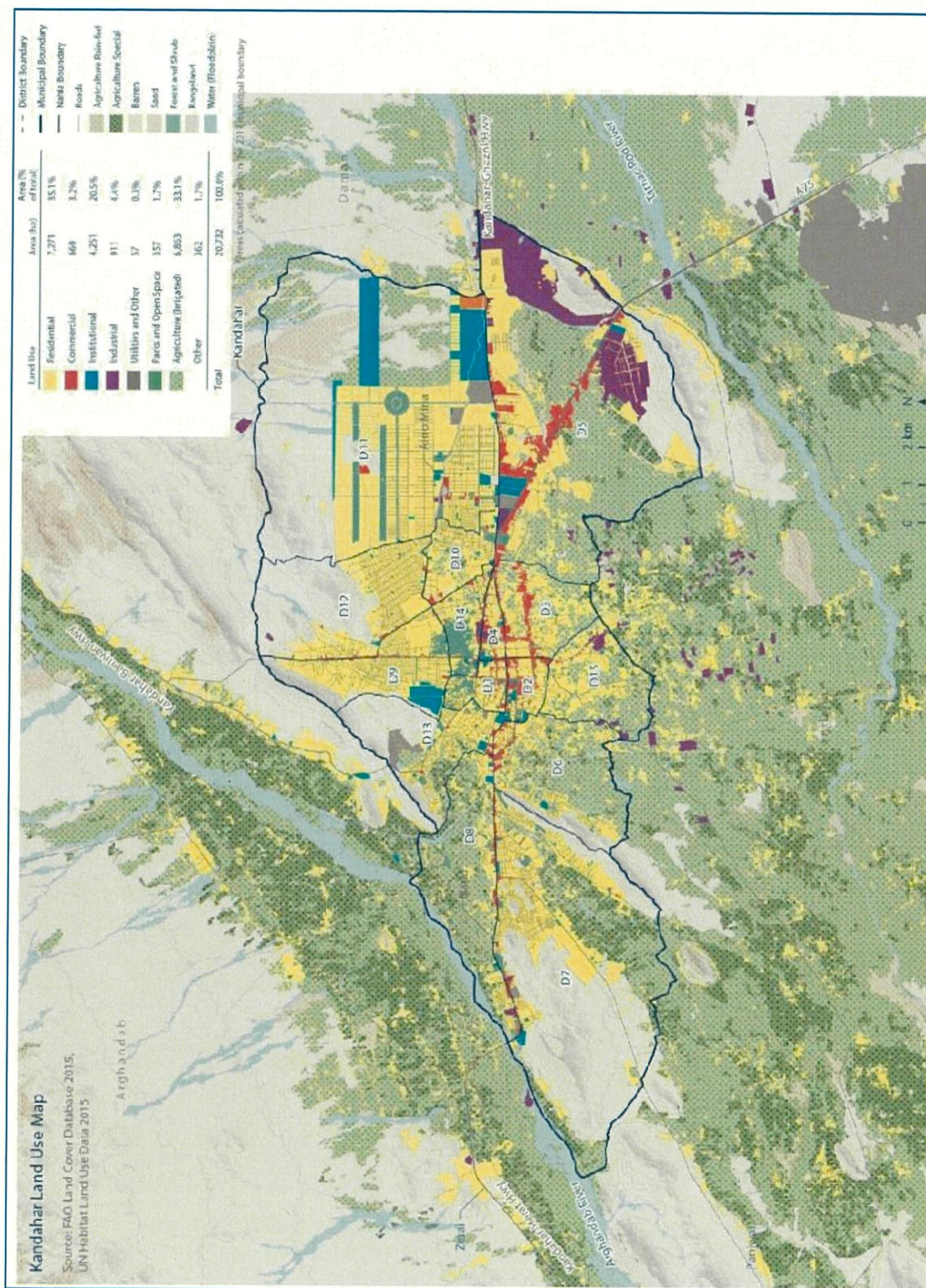
		<ul style="list-style-type: none"> レギスタン砂漠の生物群系は、保護区として推奨される。砂漠・半砂漠の保全と砂漠の生態系観光に関する専門知識を創出できる可能性がある。
1.12	都市開発の主なプロジェクト	<p>進行中のプロジェクト:</p> <ul style="list-style-type: none"> アイノ・ミーナ地区（新都市開発） <p>今後予定されているプロジェクト:</p> <ul style="list-style-type: none"> 3区バイパス アフマド・シャヒ通りの街灯
1.13	関係自治体の組織・人的能力	<ul style="list-style-type: none"> カンダハル市は、市町村法に基づく第1位の自治体である。（トップは市長で、副市長が1名） カンダハル市の組織構成は、最近大統領府から承認された（職員数315名、労働者数818名、合計1,133名）。 4つの主要な下位部門を持つ技術・専門局。 <ol style="list-style-type: none"> 1- 都市サービス 2- 衛生と緑地化 3- 都市計画 4- 開発と市場
1.14	MUDL 支部	<ul style="list-style-type: none"> 都市開発土地省はカンダハル州出先事務所（在カンダハル市）がある（職員数228名、労働者数30名、合計258名）。 5つの下位部門（財務総務部、土地管理部、サービス部、建築部、測量部）

References:

- 1 National Statistics and Information Authority (NSIA), Estimated Population of Afghanistan 2020-21, (June 2020)
- 2 Kandahar Strategic Development Framework (SDF), (2020)
- 3 Strategic Municipal Action Plan (2017), by UN-Habitat, City for All Project

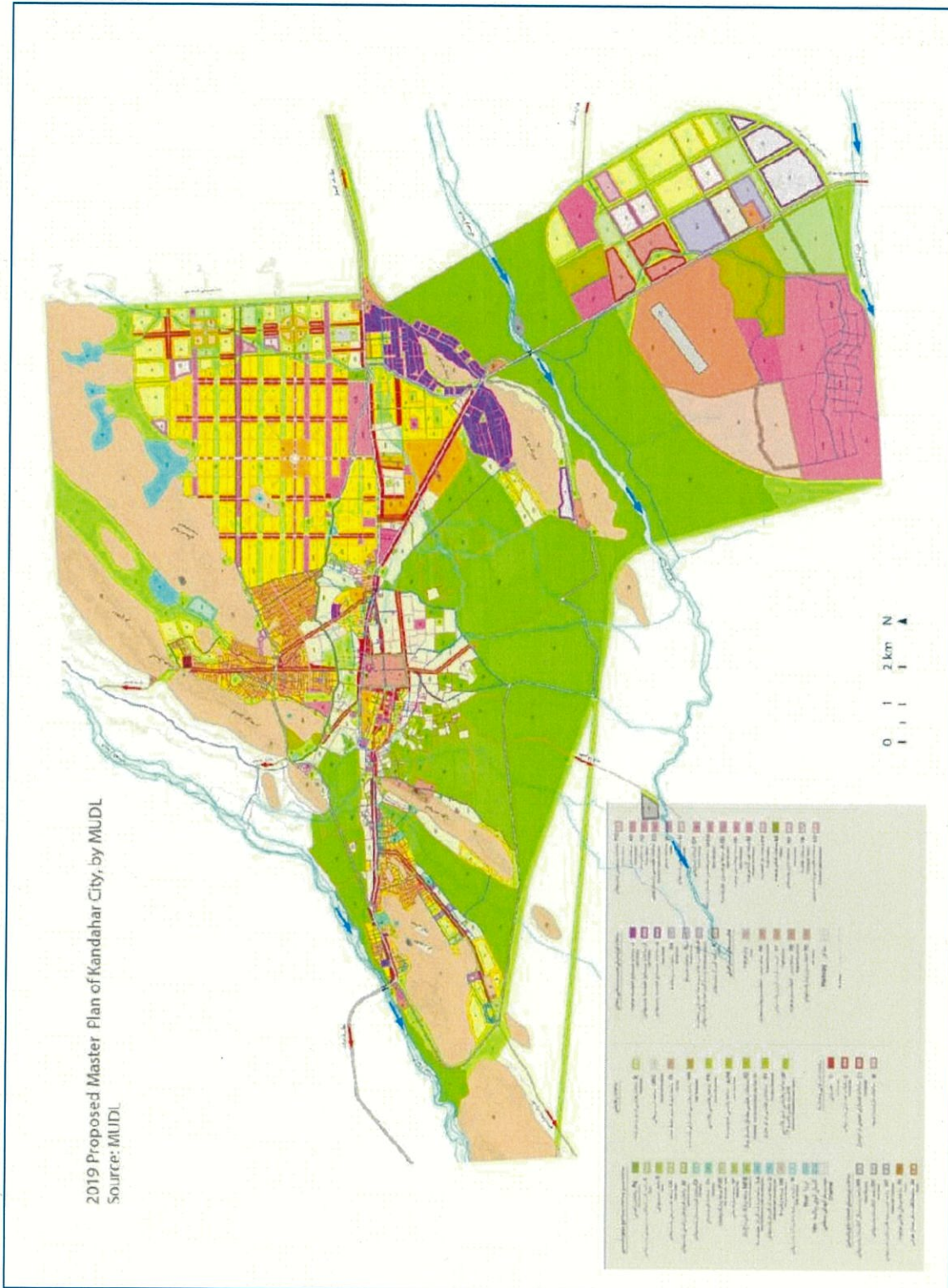
第2章

2.9 現在のカンダハル市の土地利用図



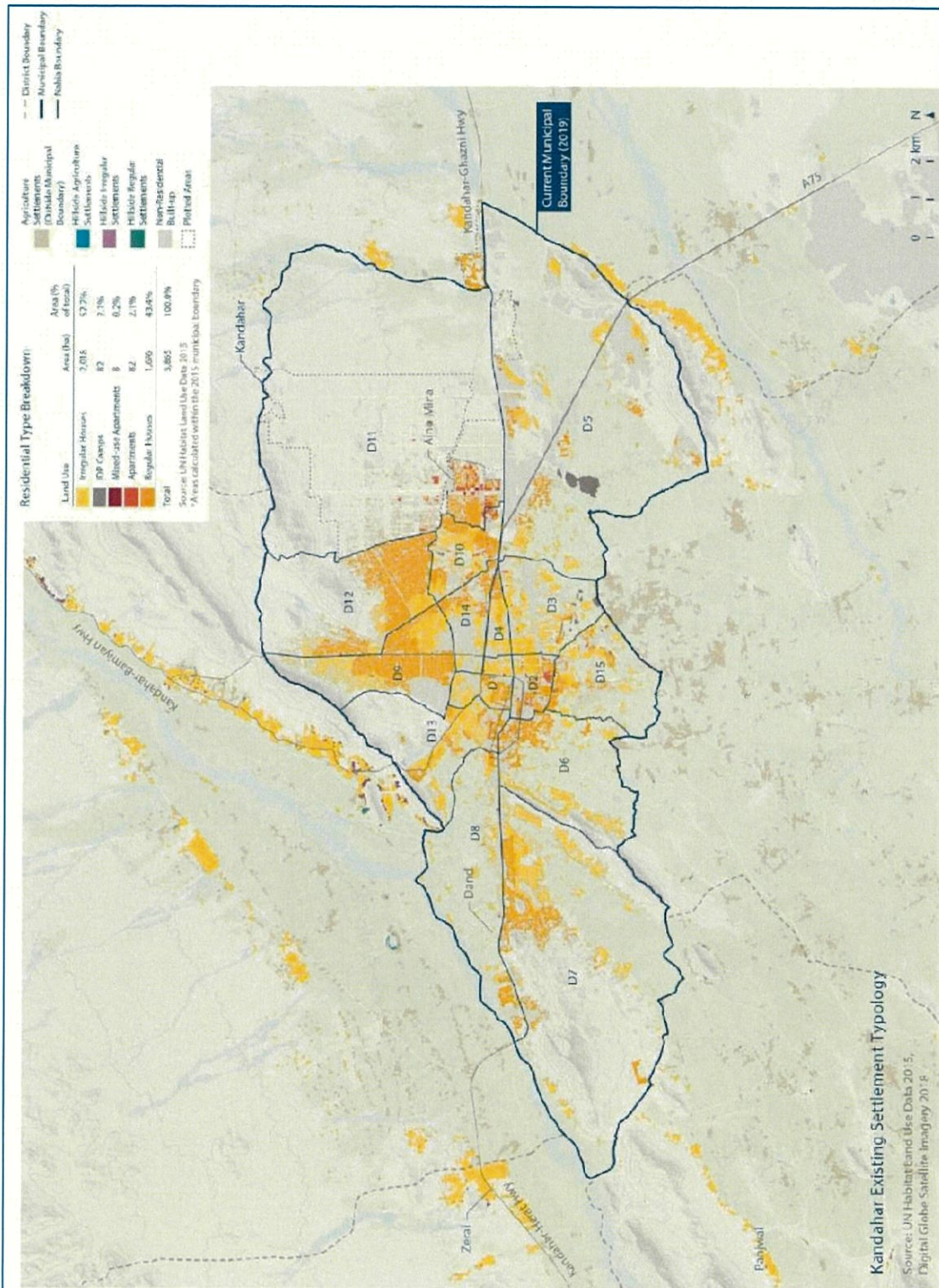
カンダハル市の土地利用図 (2015年現在)

2.10 カンダハル市の土地利用に関する提案



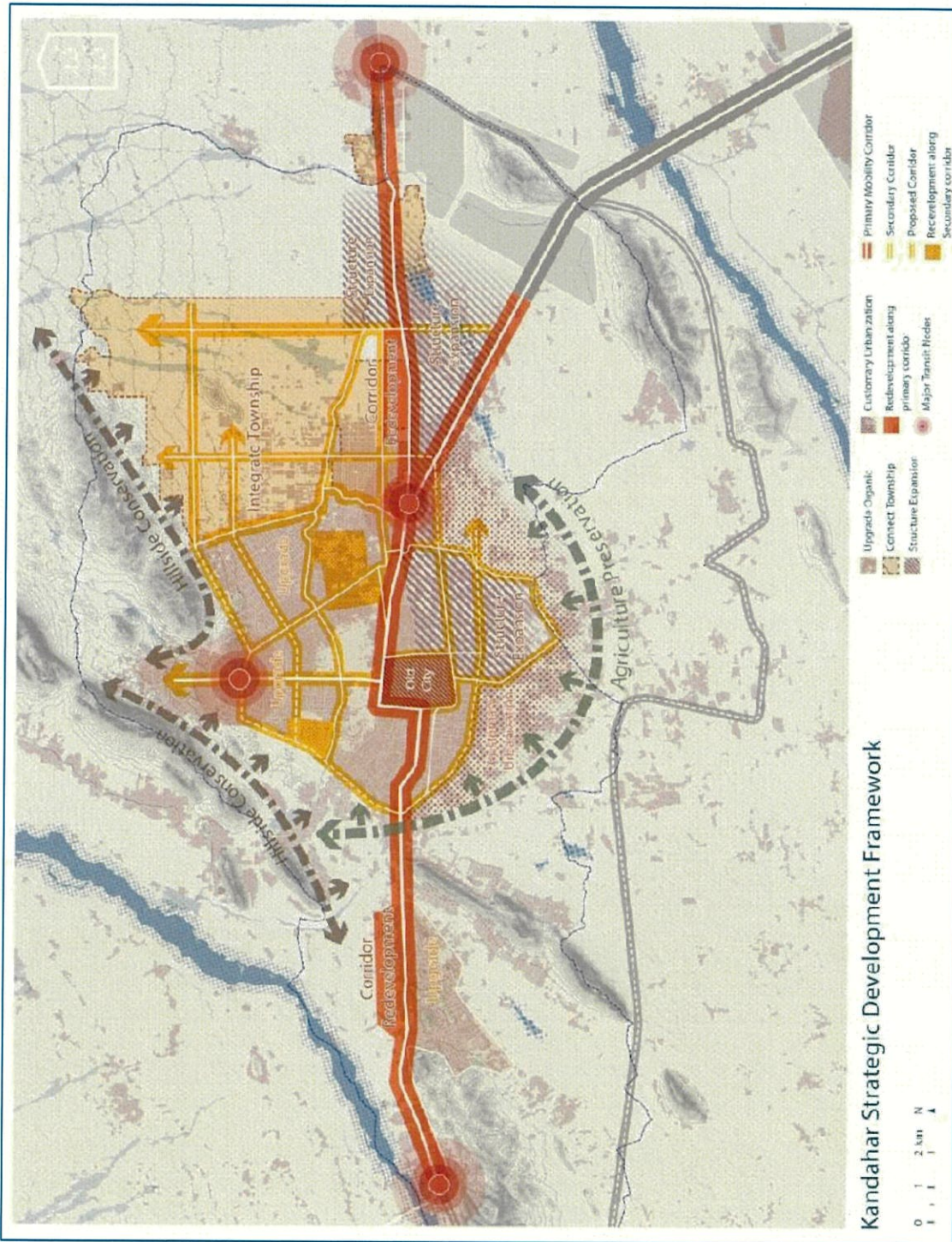
カンダハル市の土地利用に関する提案 (2019 年現在)

2.11 カンダハル市の行政区画図



カンダハル市の行政区画図 (2018年現在)

2.12 ・ カンダハル市の戦略的開発フレームワーク



カンダハル市の戦略的開発フレームワーク (SDF) (2020年現在)

ジャララバード市プロファイル



2021年3月

JICA
T. & Associates, Inc.

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第1章

<p>1.1</p>	<p>概要</p>	<ul style="list-style-type: none"> ● ジャララバードはアフガニスタン第5の都市であり、アフガニスタン東部に位置するナンガルハール州の州都である。 ● 暑い気候と豊かな緑から、「常に緑の街」と呼ばれている。 ● 面積は10,375ヘクタール。 ● 同国東部地域における資源/貿易のハブとなる可能性を持つ。 ● ジャララバードは、ヒンドークシュ山脈の南側の台地で、カブール川とクナル川の流れ点に位置する。西はカブール、東はカイバル峠を通るルートを含んで、パキスタンの都市ペシャワールと高速道路で結ばれている。 ● ジャララバード市は、国の東部地域の潜在的な貿易ハブである。 ● ジャララバードは、65km（40マイル）離れたトルハム国境検問所に近接しているため、社会的・貿易的活動の中心となっている。 ● 温暖な気候に恵まれ、製紙業をはじめ、みかん、レモン、米、サトウキビなどの農産物が主な生産品。 ● 高等教育機関への入学者数の男女格差は大きい。 ● 人気の観光名所：ナンガルハール大学、キング・アマヌラー・ハーンの霊廟、ガジ・アマヌラー国際クリケットスタジアム、ガジ・アマヌラータウンシップ
<p>1.2</p>	<p>都市計画・開発に関する主な課題</p>	<ul style="list-style-type: none"> ● インフォーマル・非計画地域の急速な発展 ● 道路輸送ネットワークの問題と交通渋滞 ● 廃水および下水処理の問題／産業廃棄物の問題 ● 都市は水平に発展する。水平開発の傾向を垂直開発に変える必要がある。そうしないと、ほとんどの農地が住宅地と商業地に転換される。 ● 都市計画・開発システム（計画、土地の明確化、建設許可、事業の実施）における中央集権性。 ● 都市開発プロジェクトの計画と実施における、カブールのMUDLとジャララバード自治体との間の協力の欠如。 ● 投資先としての魅力を直接的に減らしている治安の問題。 ● 主要な都市開発プロジェクト（特にジャララバード戦略的開発フレームワークの実現と活用）について、地元住民やジャララバードのMUDL支部、ジャララバード自治体に対する実質的な認知度が低い。
<p>1.3</p>	<p>人口動態</p>	<ul style="list-style-type: none"> ● 州人口：1,701,698人¹ ● 市人口：277,321人¹ ● 地域人口：2,517,000人² ● 2020年～2021年の年間成長率は3.25%¹

		<ul style="list-style-type: none"> 2040年までにジャララバード市の人口は63万人から100万人になると予測されている。 ジャララバードとその周辺の7つの長期化した国内避難民居住区の人口は61,000人と推定される。¹
1.4	ジャララバード市の構造	<ul style="list-style-type: none"> ジャララバード市は10の地区から構成されている。¹
1.5	都市のマスタープラン／都市計画の歴史	<ul style="list-style-type: none"> 1970年（マスタープラン） 2012年（マスタープラン） 2017年（改定マスタープラン） 2020年（戦略的開発フレームワーク）
1.6	ビジョンと戦略（戦略的発展フレームワークのコア目標）	<ul style="list-style-type: none"> 都市と農村間におけるシナジーを強化する。どの規模の都市計画も、農村の地域社会に貢献し、かつ農村経済に付加価値を与えるような、都市設備や豊かさへの投資を導くものでなければならない。同時に、自治体の境界線や都市化した地域といった枠組みを超えて、地域全体の規模での投資を支援していかなければならない。 生態系の保護と再生：地域の帯水層の保護からグリーンインフラの統合まで、あらゆる規模で、アフガニスタンの都市計画や地域計画のイニシアチブにおいて生態系システムが優先事項でなければならない。 文化と遺産を発展の原動力として活用する：数十年に及ぶ不安定な情勢にもかかわらず、集団的な生活の伝統と歴史がアフガニスタン社会を支えてきており、これは都市化したアフガニスタンの基礎ともなる。 万人のための都市：多数のアフガニスタンの都市において、ジェンダー、年齢、能力、出自に関係なく、すべてのアフガニスタン人を統合し、エンパワーすることができるようにしなければならない。 交通やインフラと成長の調整：総合的な開発が特に重要であり、すなわちこれは、コンパクトでアクセスの良い都市中心部の開発を意味する。 21世紀型経済の育成：国の繁栄は、地方の首都がアフガニスタンの若者に有意義で生産的な機会を提供し、持続可能なサプライチェーン、教育、21世紀の経済発展のために次世代をエンパワーする技術に投資できるかどうかにかかっている。
1.7	土地利用に関する概説	<ul style="list-style-type: none"> 造成地の約8割が非計画地域である。 ジャララバードでは、自治体レベルでの土地管理の専門知識が不足している。
1.8	都市化の状況と期待される成長	<ul style="list-style-type: none"> 歴史的に、カブール川のほとりに沿って成長している。最近の成長の傾向として、大規模なタウンシップが南へと伸びている。

		<ul style="list-style-type: none"> カブールとペシャワール（パキスタン）を結ぶ主要な高速道路に位置する回廊は、貿易と経済活動の触媒となり得る。民間空港はない。 ジャララバードバイパス道路の建設は、農業地帯沿いの飛躍的な都市開発の一助となり、都市の南部の拡大・発展を加速させた。 新興住宅地区は、新たな雇用の中心の創出やインフラネットワークの構築、多様な土地利用の促進を伴わずに都市の領域を拡大している。 カブールからペシャワールへの高速道路は、商業、工業、物流発展のための主要な回廊である。西側のナンガルハール大学周辺は、新たな複合用途開発の可能性を秘めている。北側の国内避難民居住区は、新たな区域の開発を視野に入れた改良を必要としている。 ジャララバード市での開発のほとんどは水平に行われており、農地を保護するために垂直開発を促進する必要がある。
1.9	インフラとサービス	<ul style="list-style-type: none"> ほとんどの家庭のトイレは、浄化槽や竖穴式トイレの類を使用している。正式な衛生サービスの提供がないため、浄化槽からの汚水は河川に投棄されている。 ほぼすべての家庭で、飲料水はポンプや井戸に依存している。市内には井戸の集まる区域があり、汚染された地下水を採取している。 廃棄物管理は不十分で、40%以上の世帯がゴミを野外に放置している。 道路の混雑が激しい。カブール高速道路の構造には改善の余地があり、地域のバス停が非常に少ないことにより、周辺の谷地域への接続が悪くなっている。インフラが不足しているため、徒歩や自転車での移動は安全ではない。 電気の接続率は約50%と推定される。発電所は供給の大部分をウズベキスタンから輸入している。太陽光発電の可能性が期待される。 ダルンタダムは、ジャララバードとその周辺の一部の地区にのみローテーションで電力を供給しているが、すべての政府機関には24時間電力が供給されている。遠くの村は電気を利用できない状況である。 州の中心部には2つの大きな病院があり、ほぼすべての地区レベルに診療所(Clinic)があり、基本的な治療を提供しているが、深刻なケースは通常、パキスタンのペシャワールに照会される。 ジャララバード市には現在国内線のみで使用されている空港があり、空港の開発・拡張が計画されている。
1.10	社会経済状況	<ul style="list-style-type: none"> カブールとパキスタンの国境に近いジャララバードは、カブールからの製品や、クナル州、ラグマン州、ヌーリスタン州の村や町からの製品の戦略的な導管となっている。

		<ul style="list-style-type: none"> 市街地を市場とする居住地域では、商品作物が複数回収穫される。道路の接続性と冷蔵・加工施設の改善により、農業のバリューチェーンが強化される。 ジャララバードには、野菜がアフガニスタンのさまざまな地域に輸出される、よく発達した農地がある。 ジャララバードは、ジャム、ノンアルコール飲料、ココナッツオイル、アルミニウム大理石 (aluminum marble)、アルミニウムポット (aluminum pots)、スリッパ (slippers)、靴、カーペット織り (carpet weaving) を生産する大規模な商業都市である。 主な事業は、主にパキスタンから輸入されている食品、建設資材、農業投入物で行われている。市内の木材事業もかなり充実している。 他の都市に比べて製造業での雇用率が非常に低い。 提案された国際送電線は、ジャララバードを通過する。 産業、鉱業、建設業を支える地域鉱物資源としては、ニオブ、タルク、アスベスト、マグネサイト、黒鉛、石膏、リチウム、ベリリウム、スズ、銅、セシウム、ルビジウム、宝石 (ラピスラズリ) などがある。
<p>1.11</p>	<p>環境経営と天然資源</p>	<ul style="list-style-type: none"> 比較的降水量の多いカブール川、クナル川にダロンタ・ダムを合わせて、灌漑や帯水層の涵養のために十分量以上の水資源を確保している。 地域の特産品には、クルミ、オリーブ、松の実、ラック、ブドウ、アプリコット、オレンジ、そして多くの園芸作物がある。豊富な水資源による漁業の可能性を持つ。 複数の谷がジャララバードに入り込んでいるため、融雪や降雨による洪水の危険性が非常に高い。また、地震や土砂災害の危険性が中程度に高い。 かつての広大な森林地帯の名残で、ジャララバードの市場にむけたナッツ、ラック、木材、その他の林業製品が生産されている。 気候と生態学的な歴史から、この地域の背景は、森林再生への取り組みによって生活環境を改善し、鉄砲水や地滑りのリスクを軽減することができる理想的なものとなっている。 ナンガルハールには豊富な水資源がある。灌漑の主な供給源は、カブール川とクナル川およびスピンガーからの12の主な恒常河川である。州には365kmの長さの78の主要な主要運河がある。州で唯一の主要なダムは、1957年に建設された11メガワットの電力を生産するダロンタダムダムである。
<p>1.12</p>	<p>都市開発の主なプロジェクト</p>	<p>進行中のプロジェクト:</p> <ul style="list-style-type: none"> ガジアマヌッラー地区 Bahr Abad 通り ドゥーサラクチョウクミナレット

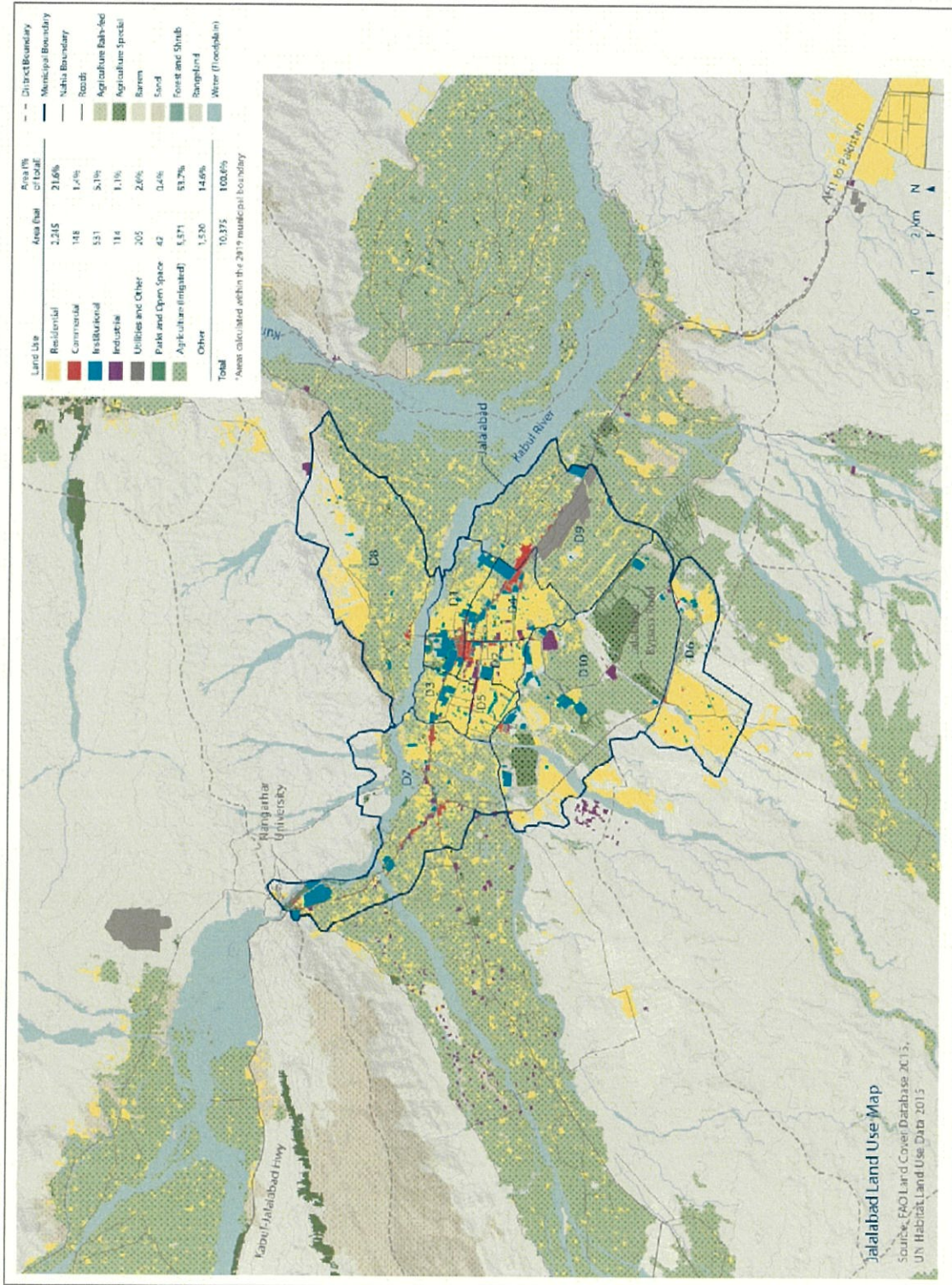
		<ul style="list-style-type: none"> 第 2、4、7 地区の道路 アフガニスタン国際イスラム大学 <p>今後予定されているプロジェクト:</p> <ul style="list-style-type: none"> Bagh-e-Angoor 通りの建設 Pashtunestan 道路の建設 産業廃棄物を収集・移送するステーション・サービス 歴史的な灌漑水路再生プロジェクト (Historic Irrigation Canal Revitalization Project) 女性専用の公園・パークルームなど
1.13	関係自治体の組織・人的能力	<ul style="list-style-type: none"> ジャララバード市は、市町村法に基づく第 1 位の自治体である。(トップは市長で、副市長が 1 名) ジャララバード市の組織構造は、最近大統領府から承認された(職員数 250 名、労働者数 581 名、合計 831 名)。 4 つの主要な下位部門を持つ技術・専門局。 <ol style="list-style-type: none"> 1- 都市サービス 2- 衛生と緑地化 3- 都市計画 4- 開発と市場
1.14	MUDL 支部	<ul style="list-style-type: none"> 都市開発土地省はナンガルハール州出先事務所(在ジャララバード市)がある(職員数 237 名、労働者数 23 名、合計 260 名)。 5 つの下位部門(財務・総務部門、土地管理技術部門、カスタマーサービス部門、工学・建築部門、測地・地籍・権利証書部門)

References:

- 1 National Statistics and Information Authority (NSIA), Estimated Population of Afghanistan 2020-21, (June 2020)
- 2 Jalalabad Strategic Development Framework (SDF), (2020)

第2章

2.13 現在のジャララバード市の土地利用図



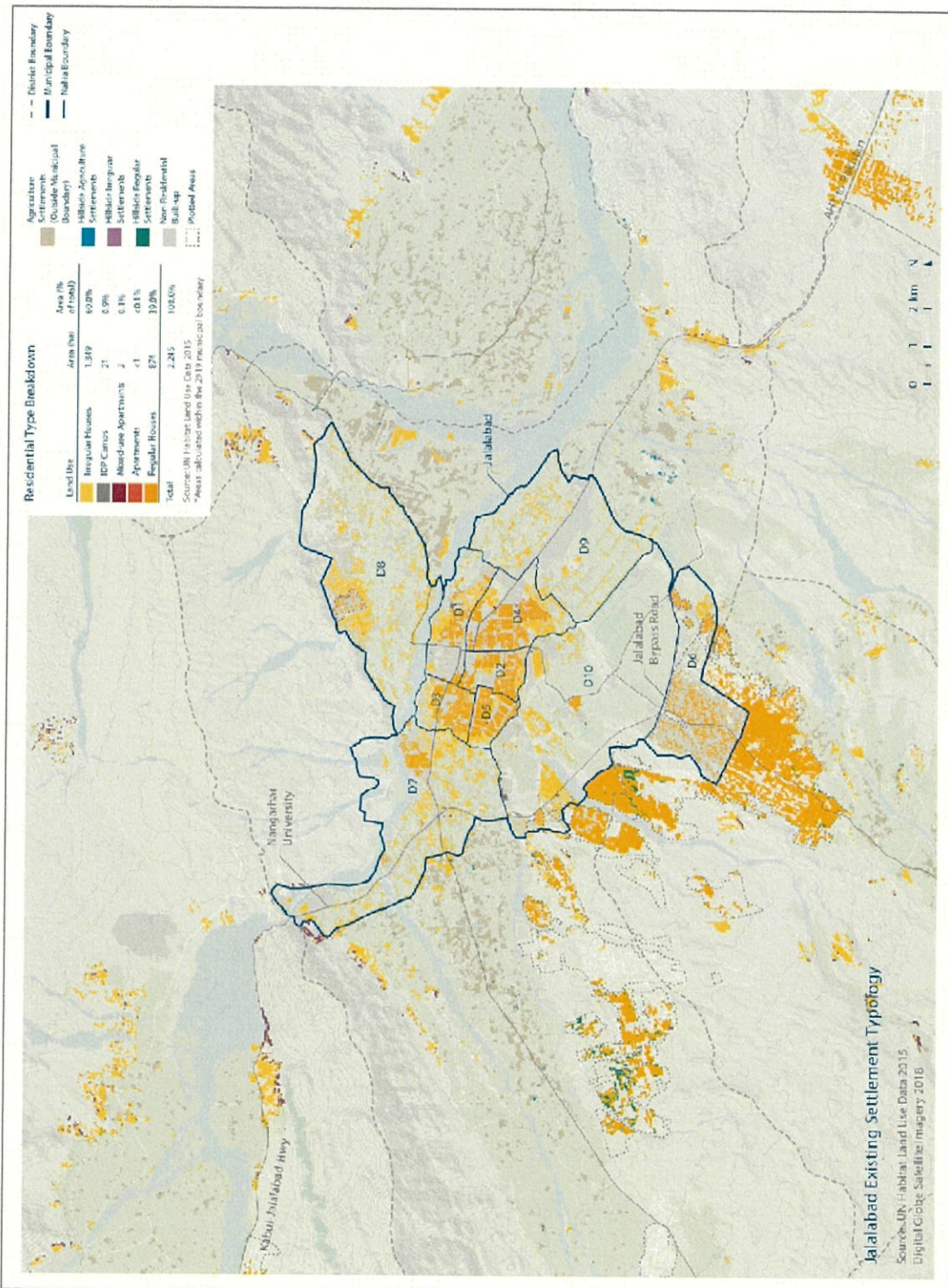
ジャララバード市の土地利用図 (2015年現在)

2.14 ジャララバード市の土地利用に関する提案



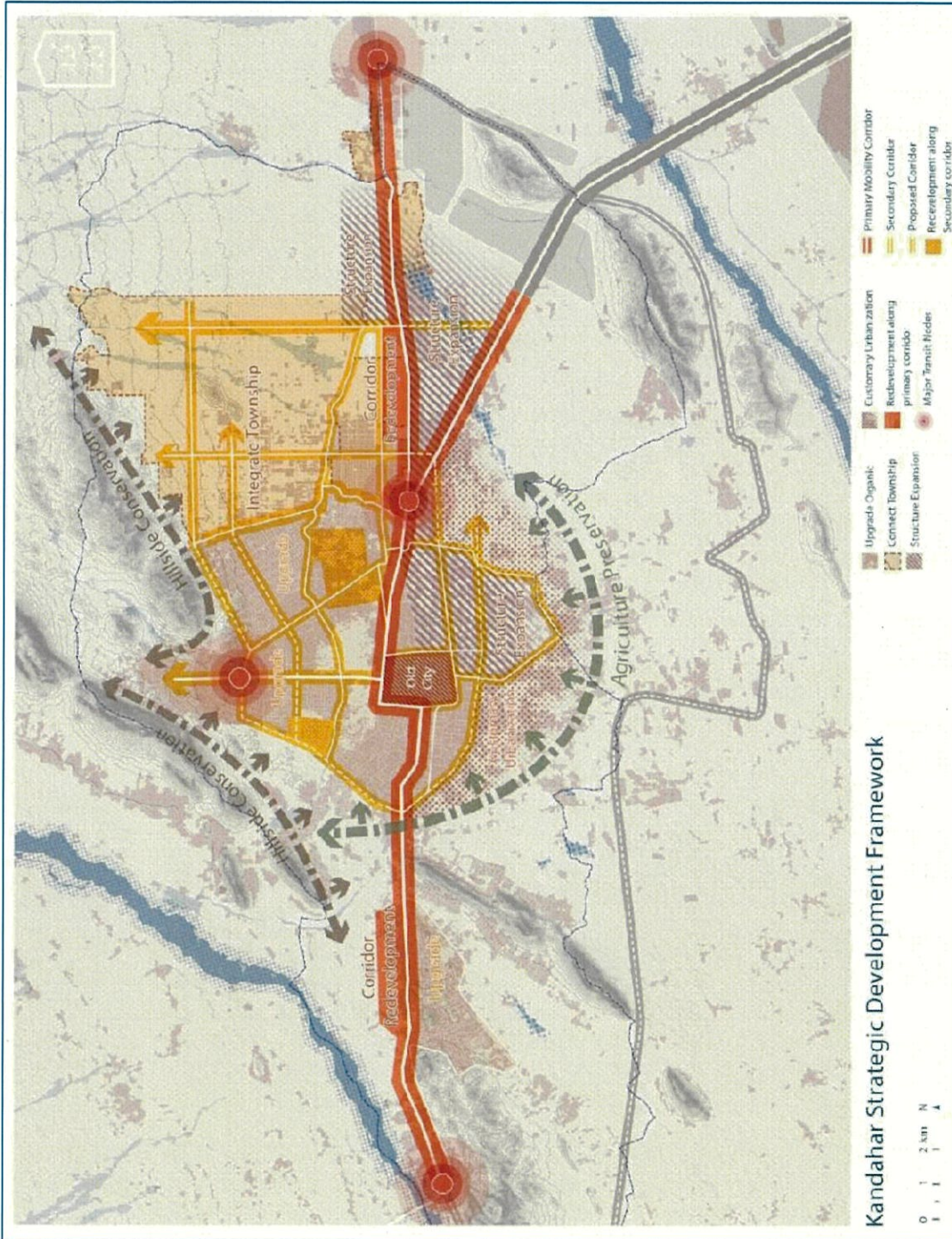
ジャララバード市の土地利用に関する提案 (2019年現在)

2.15 ジャララバード市の行政区画図



ジャララバード市の行政区画図 (2018年現在)

2.16 ジャララバード市の戦略的開発フレームワーク



ジャララバード市の戦略的開発フレームワーク (SDF) (2020年現在)

附属資料 2 (ANNEX 2)

インド研修 (インド人講師によるオンライン研修) India-based Training

Japan International Cooperation Agency
T. & Associates, Inc.

ANNEX 2 INDIA-BASED LECTURE SESSION WORKSHOPS

1.1 The Context

Afghanistan is experiencing rapid and steady urbanization since last three decades. The capital city Kabul in particular has seen large influx of population. The population in Kabul was about 1.5 million in 2001, which was estimated to have reached to about 4.52 million in 2016. According to the population projection of the United Nations (UN), 2019, the urbanization rate of Afghanistan will reach 50% in 2060. We understand that Kabul city has grown beyond its capacity in terms of basic urban services and amenities to absorb the continued large influx of population. Timely and adequate intervention in the form of effective measures of urban development and urban environment improvement couldn't be taken up for various reasons in the past. As a result, basic infrastructure has remained underdeveloped. Currently about 70 percent of the residential area of Kabul City is unplanned area. Under this situation, the continued increase of urban poor has had an adverse impact on the sustainable growth of urban economy. Therefore, Municipal Government considers suitable urbanization control and urban environmental improvement has accorded top priority for Kabul city.

At the national level, the Government of Afghanistan (GoA) treats urban development as the most important issue in ANPDF (Afghanistan National Peace and Development Framework) (2017~2021). GoA has exerted strenuous effort to formulate urban development program in National Priority Program (NPP). 2021 being the terminal year of the target period of ANPDF, GoA has begun preparation of development strategy for the post period of ANPDF. In fact, GoA has been legislating new related laws and regulations for urban planning and urban development as well as formulating Kabul Urban Design Framework (KUDF).

Notably, JICA has been extending technical assistance to Kabul Municipality, in recent years. JICA is responsible for introducing land readjustment and urban development (LRUR) in Afghanistan. As a result, national laws and regulations and KM's byelaw/ procedure have been established. Thanks to this legal back-up, KM has launched in planning and implementation of LRUR projects. Likewise, Ministry of Urban Development and land (MUDL) intends to take LRUR to local cities throughout Afghanistan. However, MUDL is facing difficulties to achieve this objective. Therefore, it is felt that MUDL and local municipalities need to enhance their capacity of planning and implementing LRUR. With the reference to the issue of informal settlement, it is imperative to promote regularization of informal settlement as well as to implement drastic reform of land ownership administration and management. Provided that the number of repatriated refugees are expected to increase and that urban environmental problems may further deteriorate, GoA will have to make furthermore effort for regularization of informal settlement and prevention of rampant expansion of informal settlements throughout Afghanistan. Therefore, it is essential to strengthen technical capacity of MUDL and the other related organizations.

In this context, before the start of the three-year technical assistance project, during this short-term preliminary study, it was thought that a complementary third country training in India was also important.

Therefore, JICA Project Team (T. & Associates, Inc.) appointed Geoplex Consulting Engineers Pvt Ltd., New Delhi, India to provide with lectures/training through Video Conferencing (VC) on the selected themes based on Indian experience of Urban Planning and Development for the benefit of JICA counterpart organization-MUDL, Govt. of Afghanistan.

1.2 Determination of Themes for Lecture Sessions

Based on previous experience of conducting training programs in India by the JICA Project Team for the KM officials and their training needs in the area of urban planning and development, some of the important themes were selected. The nature of success stories in Indian cities was also considered in the selection of topics for lecture session workshops through video conferencing (VC).

The broad training themes selected for lecture sessions included (a) Regularization of Unauthorized Colonies in India, (b) Town Planning Scheme (Indian Land Readjustment), (c) Housing issue and housing policy particularly concerning policy and measures for EWS (economically weaker section). Based on these broader themes, a total of 6 specific lecture sessions were prepared for lecture delivery and workshops consisting question and answer sessions. The lecture sessions delivered included following topics/themes:

- 1) Lecture Session-1: Indian Land Readjustment System – Town Planning Scheme (TPS)
- 2) Lecture Session-2: Town Planning Scheme (TPS) – Case Study of Ahmedabad, India
- 3) Lecture Session-3: Housing Schemes for EWS (Economically Weaker Sections) in India
- 4) Lecture Session-4: New Town Development and Housing Supply, Case Study of New Town, Kolkata in India
- 5) Lecture Session-5: Process and Procedure of Regularization of Informal Settlements (Unauthorized Colonies)-Case of Delhi/NCR in India
- 6) Lecture Session-6: IT Industry Led Urban Development-Case Study of Cyberabad HITEC City, Hyderabad in India

1.3 Profile of Trainees

The JICA Project Team in consultation with the MUDL Management identified participants of this training. Trainees were drawn from various departments of MUDL. A combination of various levels of officials was selected to share the learning further in the organization. Since the lecture sessions were to be conducted through VC, it was much easier for the trainees to participate in the sessions.

1.4 Objectives of the Lecture Sessions

The India-based training lecture sessions, organized by the consultant, were planned to be based on Indian experience and aimed at achieving the following objectives:

- 1) To provide in-depth training to Afghanistan government official trainees on identified themes. The broad training themes included were (a) Regularization of Unauthorized Colonies in India, (b) Town Planning Scheme (Indian Land Readjustment), (c) Housing issue and housing policy particularly concerning policy and measures for EWS (economically weaker section).
- 2) The training shall be very focused, in-depth and implementable level learning enabling Afghanistan government officials to implement the tools and techniques back in Afghanistan.
- 3) To ensure practical and effective learning through workshop style Q&A sessions.

To achieve the stated objectives, the consultant arranged and delivered lectures on selected themes/topics focusing on fundamental concepts as understood in Indian context, which makes sense for MUDL as the urban planning and development situation in India is much closer to Afghanistan. The lectures focused on conceptual clarity and were made interactive in nature in order to optimize the learning experience. Actual case studies from Indian cities were cited in the lectures to illustrate the inherent complexities of the urban planning and development projects particularly at implementation stage.

1.5 Expected Outcome

The lecture series consisting of six different important themes was oriented to share diverse experiences of planning and development strategies focusing on fundamentals of financing strategies adopted in India. Lecture contents were designed in such a way that it help visualize the challenges back in Afghanistan. To meet the original objective of familiarizing the trainees with basic concepts and principles to take the process of learning to next level wherein practical in-depth training shall be imparted in India. Their achievement against the expected outcome may be summarized as under:

- Trainees were able to appreciate the basic concepts related to various methods of urban development particularly underlying financial models.
- With the help of successful case studies in Ahmedabad (Town Planning Scheme), Kolkata (New Town Development), Delhi (Regularization of Informal Settlements) and Hyderabad (HITEC City Development of Cyberabad) trainees could relate the similar situation and underlying complexities in Afghanistan.
- They were relatively at ease in relating the main features of unauthorized colonies (informal settlements), its origin and existing conditions of physical and social infrastructure within such settlements in Delhi.
- To meet the original objective of familiarizing the trainees with basic concepts and principles to take the process of learning to next level wherein practical in-depth training shall be imparted in India.

1.6 Method of Delivery of Lecture Session Workshops

Training methods adopted for this training consisted of lectures and PowerPoint presentations by Indian expert followed by open Question and Answer Sessions clarifying doubts. Various types of quality visual illustrations were used during the sessions to supplement and visualize actual ground conditions were part of the method adopted. Efforts were made by the consultant to make the sessions interactive to optimize the learning for the MUDL officials.

1.7 Overview of Lecture Sessions Conducted

A total of 6 India-based training/lecture sessions, spread over June-July 2021, were conducted. A summary of the sessions conducted has been presented in the following table:

Date	Day & Time	Lecture Theme	Brief Remarks
06.06.2021	Sunday 10:30-13:30	Indian Land Readjustment System (Town Planning Scheme)-TPS	<ul style="list-style-type: none"> - Some challenges that cities face - Land transformation methods - What is the TPS Mechanism?- A Simplified Example to understand the underlying logic - Some Important Attributes of the TPS Mechanism - Why does the TPS Mechanism Work? - How can the TPS Mechanism be improved? - Viability of the TPS Model - Replicability of the Model

Date	Day & Time	Lecture Theme	Brief Remarks
12.06.2021	Saturday 10:30-13:30	Town Planning Scheme-TPS Case Study of Ahmedabad, India	<ul style="list-style-type: none"> - Various uses of the TPS Mechanism – Infrastructure development at city level, in unauthorized colonies, dense inner city, , social infrastructure, consolidation of land for public services. - A Real Example of TPS Mechanism-Vinzol TPS - Public Consultations under TPS Mechanism (GTPUD Act 1976)
19.06.2021	Saturday 10:30-13:30	Housing Schemes for EWS (Economically Weaker Section) in India	<ul style="list-style-type: none"> - EWS Housing status in Urban India - History of Various Schemes for EWS – BSUP (2005), IHSDP (2005), RAY (2011), PMAY-HFA (2015) - Present Mission-PMAY-HFA (Urban) 2015-2022 <ul style="list-style-type: none"> • "In situ" Slum Redevelopment • Affordable Housing through Credit Linked Subsidy • Affordable Housing in Partnership • Subsidy for beneficiary-led individual house construction or enhancement - Implementation Process - Challenges of Affordable Housing - Basic Strategy for PPP for Affordable Housing - Resolving challenges of Affordable Housing: Access to low-cost land, reducing cost of construction-cost efficiency, access to financing etc. - Risk Potential in Housing Projects - Convergence of PMAY-HFA(U) with all previous schemes/ministries
26.06.2021	Saturday 10:30-13:30	New Town Development and Housing Supply, Case Study	<ul style="list-style-type: none"> - Origin of New Town, Kolkata

Date	Day & Time	Lecture Theme	Brief Remarks
		of New Town, Kolkata in India	<ul style="list-style-type: none"> - Objectives of Development of New Town - Development Planning of New Town - Genesis of WBHIDCO - WBHIDCO-Organization & Management - WBHIDCO Business Model - Financial Status of WBHIDCO - Journey of New Town of Kolkata - Housing Stocks created within HIDCO
04.07.2021	Sunday 10:30-13:30	Process and Procedure of Regularization of Informal Settlements (Unauthorized Colonies)-Case of Delhi/NCR in India	<ul style="list-style-type: none"> - Post-Independence Planning in Delhi <ul style="list-style-type: none"> ▪ Delhi Development Act, 1957 (DDA) ▪ Urban Development Structure ▪ Unplanned Development in MPD ▪ Development Strategy ▪ Unplanned Areas-JJ Cluster & Unauthorized Settlements-Violation of DDA/MCD Acts - Unauthorized Colonies (Informal Settlements) <ul style="list-style-type: none"> ▪ Unauthorized Colonies - Breach of Law ▪ Types of Unplanned Settlements - Regularization of Unauthorized Colonies <ul style="list-style-type: none"> ▪ Criteria for Regularization ▪ Procedure for Regularization for unauthorized colonies and ULBs ▪ Parameters/Basis for Regularization ▪ Guidelines for Regularization - Planning and Implementation Process (by MUDL?)

Date	Day & Time	Lecture Theme	Brief Remarks
10.07.2021	Saturday 10:30-13:30	IT Industry led Urban Development-Case Study of Cyberabad (Hyderabad), India	<ul style="list-style-type: none"> - HITEC City-Cyberabad – Genesis - Master Plan for Cyberabad Development Area (CDA) - Financial Requirements of New City Development - Overview of PPP - Cyberabad IT City Development Project - Financing HITEC City - Major Projects in HITEC City - HITEC City – Built to Suit IT Facilities - Achievements of HITEC City – The First PPP

1.8 Recommendations

- The Indian Consultants have contributed to the successful implementation of capacity development of Kabul Municipality (KM) in the previous trainings in India. Similarly, we understand that Ministry of Urban Development and land (MUDL) intends to take Land Readjustment and Urban Development to local cities throughout Afghanistan. However, MUDL is facing difficulties to achieve this objective. Therefore, it is felt that MUDL and local municipalities need to enhance their capacity of planning and implementing Land Readjustment and Urban Development.
- Urban Development is a vast area of expertise which needs multifaceted training efforts consisting of conceptual lectures, PowerPoint presentations, workshops with Q&A elaborate sessions, hands-on training for acquisition of technical skills, field visits, interactions with various stakeholders (planners, developers-both public and private entities, institutions etc.).
- The present remotely conducted lecture sessions have introduced the MUDL trainees with basic concepts, successful case study projects/cities enabling them to prepare for further detailed studies in India.
- However, based on the interactions with JICA Team and MUDL Teams throughout these VC sessions, it is felt that MUDL as the apex urban planning and management organization, needs further capacity building in areas of ‘land readjustment’, IT and Manufacturing Economy-based ‘new urban (township) development’, ‘housing stock creation for EWS’, ‘formulation of zoning and associated regulations’ and ‘framework for regularization of informal settlement’ etc.
- Development of a detailed land use zoning system and zoning regulation (development control regulations-DCR) would require not only in-depth training and capacity building but also mechanism-workable strategy to gradually shift from existing detailed planning system to zoning system.

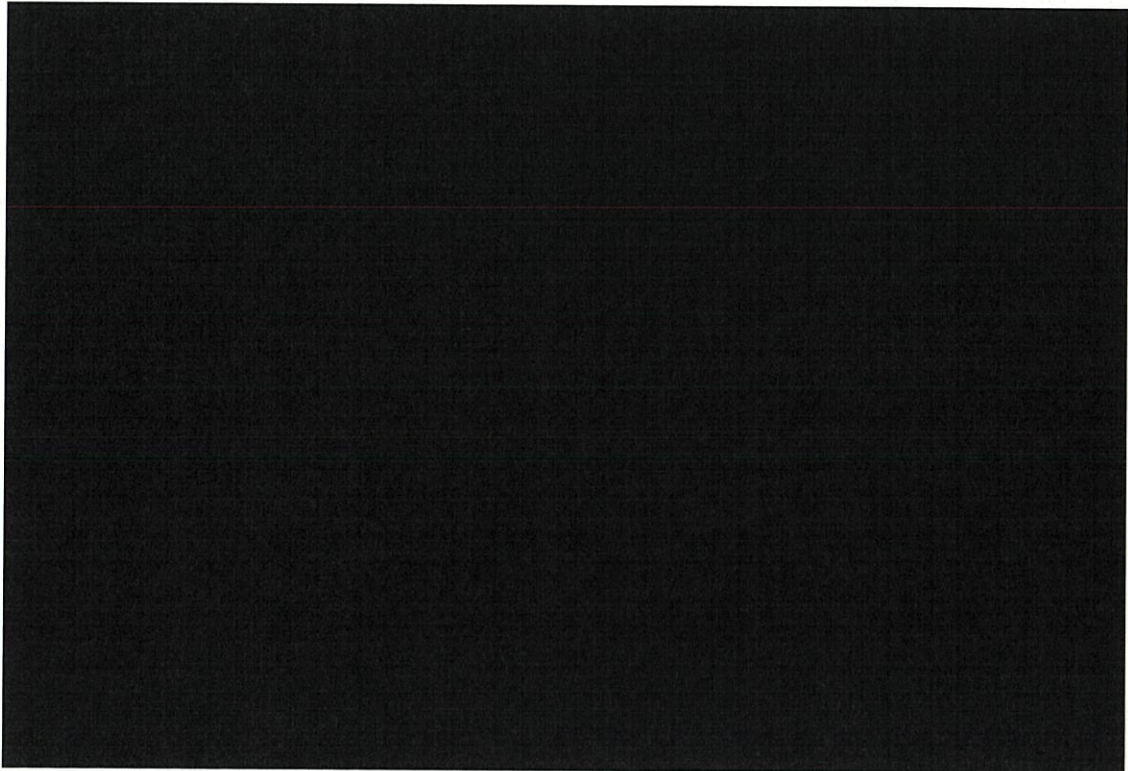
It is recommended that MUDL should focus on Indian examples for customization of zoning regulations and informal settlement regularization. Any capacity building efforts in future in this regard in India will be a welcome step.

1.9 Implementation of workshop sessions in India

(1) First India-based Workshop:

Name of Workshop: Indian way of land readjustment (TPS)

Date of implementation: June 6, 2021



Contents of the Workshop:

This workshop was held to introduce and explain about the Indian way of land readjustment or town planning scheme (TPS), which uses the area-based method as in Afghanistan. Learning TPS in India has great significance in creating a land readjustment system / framework in Afghanistan. This is because it is difficult to properly evaluate land in Afghanistan, and it is not appropriate to apply the land readjustment method that evaluates and calculates land prices to Afghanistan. The area-based TPS in India, where proper land evaluation is also difficult, was used as a reference.

In this workshop, before studying Indian TPS, the outline of current Indian city planning as a background was briefly explained.

TPS is a city planning method and town development method frequently used in Gujarat (Ahmedabad City), India. Other states in India, on the other hand, do not take advantage of TPS and use other methods, including land acquisition. Recently, in India, land acquisition through land acquisition tends to be carried out fairly forcibly, neglecting the protection of the rights of landowners and the formation of consensus. There is also growing criticism of forced and forcible land acquisition by private developers. On the other hand, the Indian land readjustment (TPS) method is now being evaluated in India as a democratic and caring method for landowners. Anjum explained that the new Land Acquisition Law was recently enacted, and with the start of its enforcement, more and more states are trying to avoid forcible land acquisition and adopt the TPS method. there were.

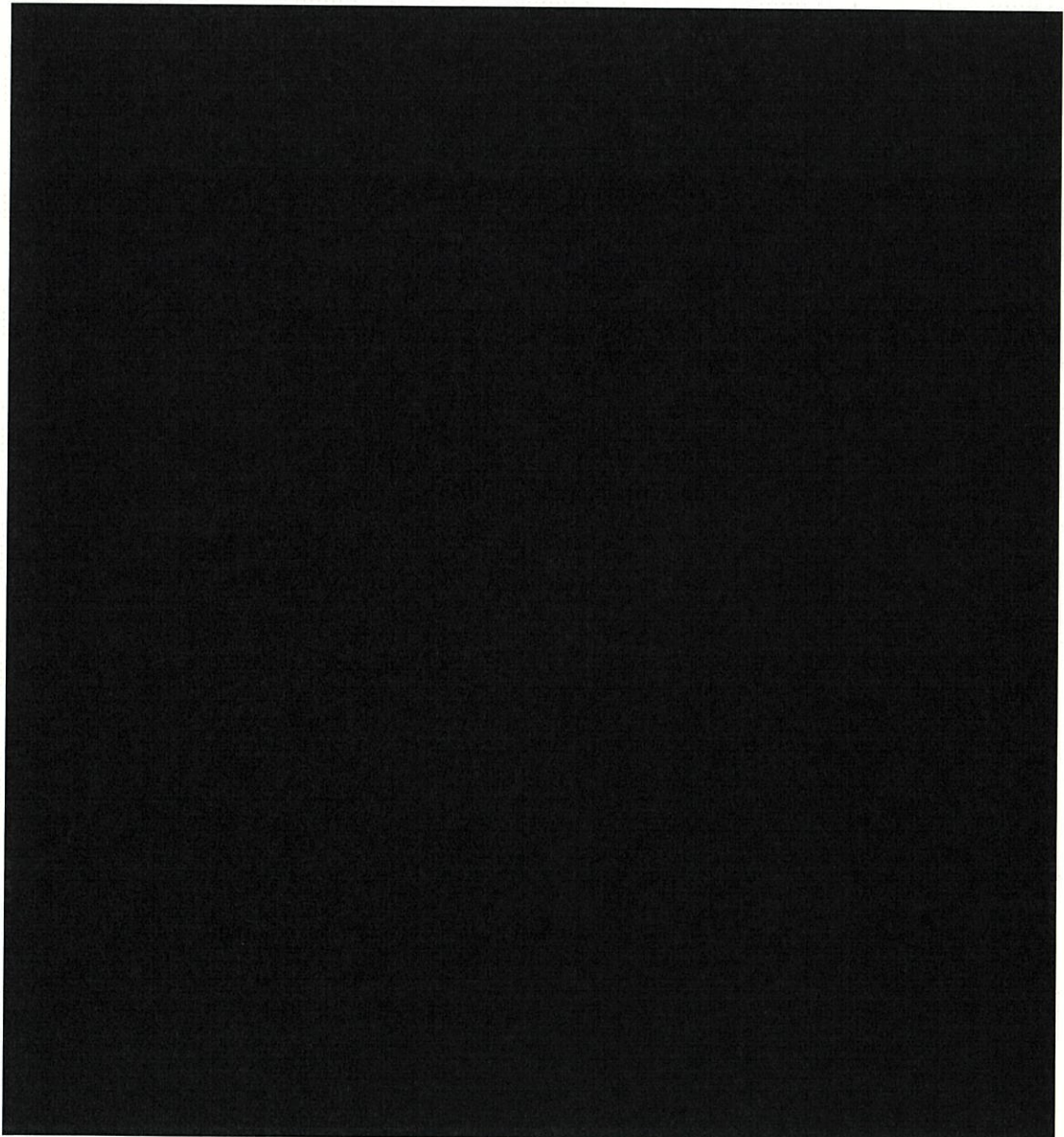
The mechanism and characteristics of Indian TPS was explained in detail, why TPS works effectively in India, and how to further improve TPS. Also, the procedure and progress process of TPS stipulated by law was explained. Using the simplified case condition setting, he conducted an exercise to calculate the rate of decline and the rise in land prices after the land readjustment project was implemented based on the area-based method in India.

It was also explained that while there are similarities between the area-based method in Afghanistan and the area-based method in India, there are differences in the calculation of reduction rate, land replacement plan and land replacement calculation. However, this time only the overall mechanism and mechanism of the Town Planning Scheme (TPS) was explained.

(2) **Second India-based Workshop:**

Name of Workshop: Implementation of Urban Development projects through TPS, examples in Ahmedabad city

Date of implementation: June 12, 2021



Contents of the Workshop:

In this workshop, in particular, examples of TPS utilization projects in Ahmedabad, various application methods and actual examples of TPS, and important points of public consultation were discussed.

According to Indian experts, TPS is a city planning and community development method that is frequently used for various purposes in India. For example, the development and maintenance of large-scale urban-level infrastructure, the redevelopment and maintenance of informal areas, the development of social medical and welfare infrastructure, and the development of basic education facilities.

The MUDL team was interested in exchanging views and discussions on the differences between Japan's land readjustment and India's land readjustment (TPS), and details of India's public consultation process, and the implementation and operation of TPS in India.

(3) Third India-based Workshop:

Name of Workshop: Housing support measures for EWS (Economically Weaker Section) in India

Date of implementation: June 19, 2021

Contents of the Workshop:

This workshop was held to introduce and learn about Housing Schemes for Economically Weaker Sections in India for the Economically Vulnerable (EWS) (so-called low-income group) in India.

This workshop briefly outlined the current affordable housing schemes in India as a background to India's housing policy. Affordable Housing, especially for EWS, is a

democratic socio-political agenda to ensure that all families have their own houses. Therefore, in India, home-owned housing policies are that it is of paramount importance in government policy and private investment.

To get a rough idea of India's housing policy, first understand that it has evolved in four stages. India's housing support measures began in the 1950s, but during the first phase (initially 20 years) (1950s and 1960s), the Indian government was striving to ensure that all income groups could have housing. In the next phase (second phase) (from the early 1970s to the mid-1980s), the Government of India acknowledges that housing assistance for all income groups is not appropriate, but for the economically vulnerable. Started to provide housing support with a focus on. The third phase was the period from the mid-1980s to the 2000s, during which neoliberal policies were added to the debate, shifting the focus from physical housing to financing assistance. rice field. The final phase, the fourth phase, is from 10 to 12 years ago to the present. For housing assistance during this period, the government adopted the role of facilitator. Today, the private sector has changed to play an active role in housing assistance for all income groups, from the poor to the high-income. The government has changed to play the role of coordinator.


The current housing support policy in India was explained, especially the current housing support measures for the economically vulnerable (EWS). The current prime minister, Prime Minister Modi, has envisioned that all citizens will have housing by 2022, when the country celebrates its 75th anniversary of independence. The idea is "Pradhan Mantri Awas Yojana-Housing for All". Specific support measures include (i) slum rehabilitation and (ii) Affordable Housing for EWS with credit-linked subsidies. By doing so, we aim to meet the housing needs of the poor in urban areas.

(4) Fourth India-based Lecture Session Workshops:

Name of Workshop: Kolkata's New Urban Development and Housing Supply Project

Date of implementation: June 26, 2021




Contents of the Workshop:

This workshop was held to introduce and explain case studies of India's New Town Development and Housing Supply Project, and to have MUDL staff learn the significance and content.

At this workshop, the background of the development of the new town in Kolkata, India, the purpose of the development, the contents of the development plan, etc. were explained. New town development in Kolkata (the name of the city during the British rule is Calcutta) will ease the pressure on the old town of Kolkata and EWS (economically vulnerable), LIG (low-income group), MIG (middle-income group) The main purpose is to encourage the general public, such as the UK (high-income group), to supply affordable housing.

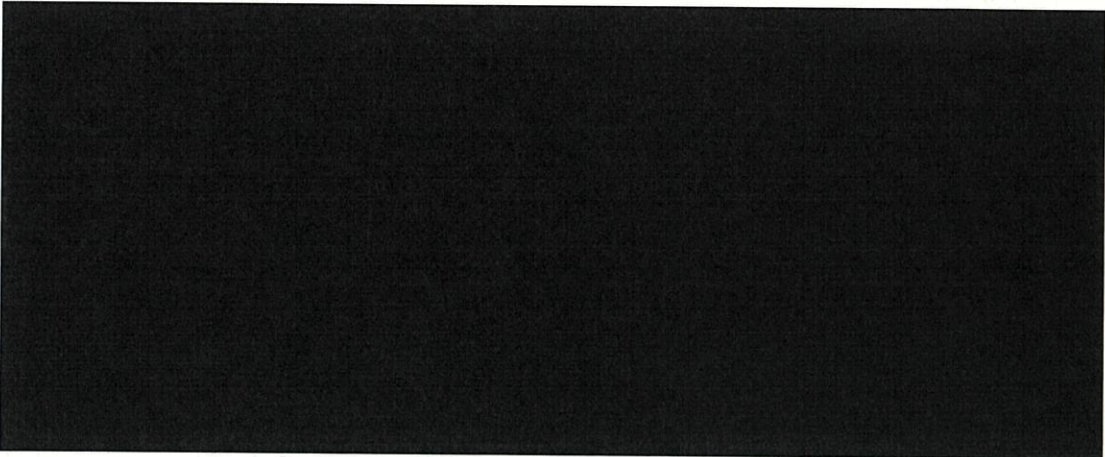
The main reason for the development of Kolkata's new town was the promotion of housing supply, but in the actual new town development project, we developed a new town that included not only the development of housing estates but also the development of industrial parks. A Development Authority has been established to plan and implement this new town development. After that, the organization was clarified under the name of West Bengal Housing Infrastructure Development Corporation Limited (WBHIDCO) under the West Bengal Town Planning and Country (Planning and Development) Act of 1979. Was done. At this workshop, the current organizational chart and economic situation of WBHIDCO was also discussed.

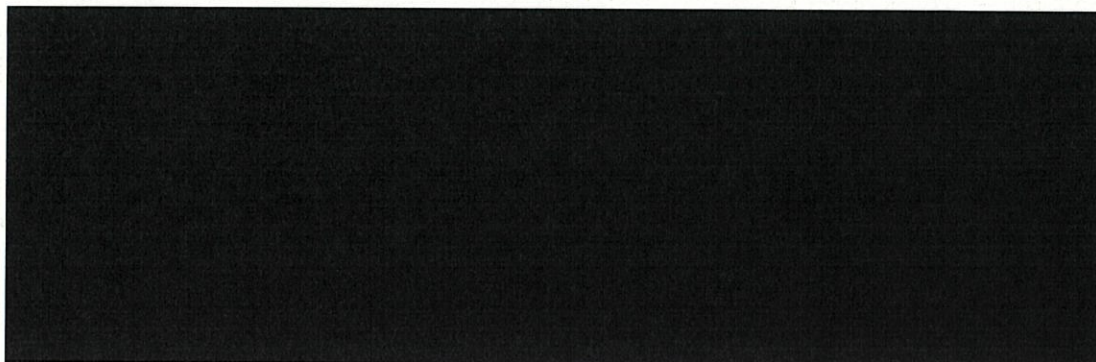
When planning new town development, the MUDL side asked that they would like to know more about the percentage of land allocated to each land use category and the utilities required for that purpose. This workshop focused on explaining Indian standards. We are planning a land use planning workshop on July 14th. At the workshop on July 14, he mainly explained the concept and methodology of land use planning in Japan.

(5) Fifth India-based Workshop:

Name of Workshop: Process and procedure of regularization of informal settlement in India

Date of implementation: July 4, 2021



**Contents of the Workshop:**

This workshop was held to introduce and learn the process and procedure of formalization of informal settlements in India.

In this workshop, the background of post-independence city planning in Delhi, India was explained, and the reasons for the increase in informal residential areas in Delhi. Four types of informal residential areas in India were explained and it was discussed how to deal with each type. Of the four types of informal residential areas, slums face the most urgent problems and may need to be repaired.

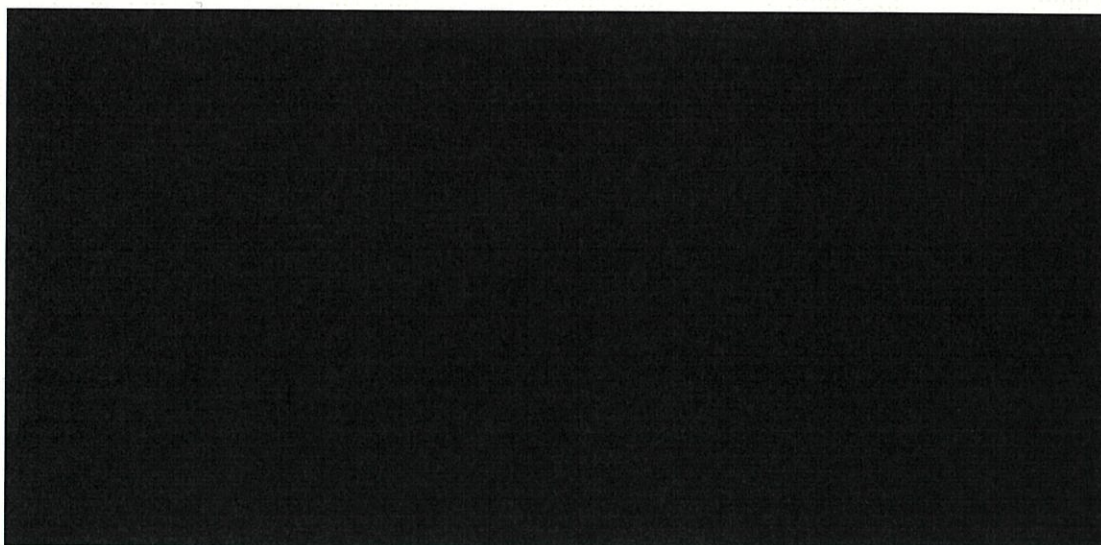
The process and procedure of formalization of informal settlements in India was Explained, and introduced the major institutions involved in informal formalization, such as the Delhi Development Authority (DDA) and Urban Local Body (ULB). He also explained the role of local residents in developing a layout plan for informal formalization.

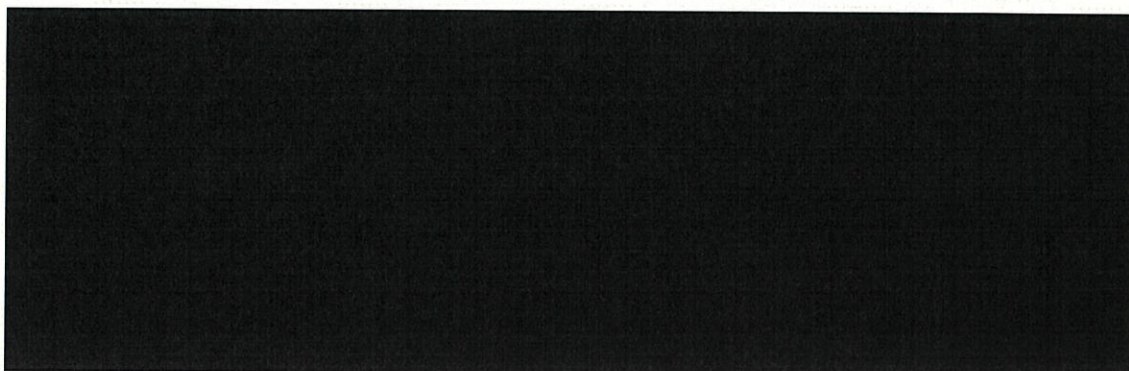
Informal settlements formalization in India focuses primarily on residential areas. The Urban Local Body (ULB) is responsible for identifying the boundaries of informal residential areas for formalization purposes and is responsible for modifying layout plans submitted by locals. Key development items for informal formulation include road and drainage construction, sanitation, water supply and street lighting.

(6) Sixth India-based Workshop:

Name of Workshop: IT regional promotion in Hyderabad

Date of implementation: July 10, 2021



**Contents of the Workshop:**

This workshop was held to introduce and learn about IT regional promotion in India. At this workshop, the Andhra Pradesh government announced in January 2001 that it felt the need to develop a specific area near Hyderabad on the US Silicon Valley route to significantly promote the IT industry. He explained that the Cyberabad Development Authority (CDA) was formed and that the HITEC City (Hyderabad Information Technology Engineering Consultancy City) was planned and implemented in 17 villages and an area of 57 km².

This workshop will introduce incentive methods and mechanisms to promote urban development projects, and Hi-Tech City has approximately 75,000 employees. The city of HITEC explained that the private sector has created the necessary conditions for the large-scale development of the region.

MUDL participants wanted to know more about incentives to attract private investment. MUDL explained that it is necessary to focus on the objectives of new town development and determine incentives to achieve it through the involvement of the private sector.

附属資料 3 (ANNEX 3)

トルコ研修 (トルコ人講師によるオンライン研修) Turkey-based Training

Japan International Cooperation Agency
T. & Associates, Inc.

ANNEX 3 TURKEY-BASED LECTURE SESSION WORKSHOPS

1.1. Contextual Background

The rapid population influx into urban areas has been progressing in Afghanistan. The population in the capital Kabul was about 1.5 million in 2001, which was estimated to have reached to about 4.52 million in 2016. According to the population projection of the United Nations (UN, 2019) the urbanization rate of Afghanistan will reach 50% in 2060. Although the population growth is continuing at a level that exceeds the absorption capacity of the cities, effective measures of urban development and urban environment improvement have not been taken in appropriate timing. As a result of rapid population influx in urban area from countryside, basic infrastructure has remained underdeveloped. Currently about 70% of the residential area of Kabul City is unplanned area. Under this situation, the continued increase of urban poor has had an adverse effect on the sustainable growth of urban economy. Therefore, municipal government considers suitable urbanization and urban environmental improvement as a top priority for Kabul city.

In this context, the Government of Afghanistan (GoA) ranks urban development as the most important issue in ANPDF (Afghanistan National Peace and Development Framework) (2017-2021). GoA has exerted strenuous effort to formulate urban development program in National Priority Program (NPP). As 2021 is the last year of the target period of ANPDF, GoA has begun preparation of development strategy for the post period of ANPDF. In fact, GoA has been legislating new related laws and regulations for urban planning and urban development as well as formulating Kabul Urban Design Framework (KUDF).

Above all, JICA has been extending technical assistance to Kabul Municipality in recent years in the aspect of introducing land readjustment and urban redevelopment (LRUR) in Afghanistan. As a result, national laws and regulations and KM's byelaw procedure have been established. Accordingly, KM has launched in planning and implementation of LRUR projects. Likewise, Ministry of Urban Development and Land (MUDL) intends to prevail LRUR to local cities throughout Afghanistan. The difficulties faced during this period are also deemed as essential for MUDL and local municipality to enhance capacity of planning and implementing LRUR. With the reference to the issue of informal settlement, it is imperative to promote regularization of informal settlement as well as to implement drastic reform of land ownership administration and management. Provided that the number of repatriated refugees would increase and that urban environment problems would be worsen, GoA will have to make furthermore effort for regularization of informal settlement and prevention of expansion of informal settlements throughout Afghanistan. Therefore, it is essential to strengthen technical capacity of MUDL and the other related organizations.

In this context, it is decided to conduct third country training (India and Turkey) as well as Japan training by providing online lecture and workshop for Afghanistan government officials. The objective is to review the urban planning and implementation experiences of these countries regarding appropriate themes and contents to adopt those which are convenient for the structure of Afghanistan cities and urban development problems faced in cities.

The target group of this training program is the officials of the Ministry of Urban Development and Land of Afghanistan (MUDL).

In the context of "Technical Assistance for Urban Development Sector of Afghanistan Project" carried out by JICA and Project Team (T. & Associates, Inc.), an online training program, specifically named as "Third Country Training Program" is conducted at July- August 2021 in Turkey, as a part of this comprehensive project.

The general aim of the Project is to strengthen technical capacity of Ministry of Urban Development and Land (MUDL) and the other related organizations.

The program in Turkey comprises the defined subjects on “urban planning system and urban development” in Turkey.

1.2. Determination of Themes/Contents for Lecture Session

The content of lecture sessions in Turkey-based training program is determined by considering the session themes which are classified under three titles in RFP.

The lectures are arranged as online and conducted in 6 days under the following themes;

- 1) Issue of “Gecekondu” and Informal Settlement in Turkey
- 2) Case Studies on Regularization of “Gecekondu” Settlements
- 3) Housing Issue and Policy for Supporting Low Income Groups
- 4) Institutional Framework of Housing Loan Mortgage
- 5) Urban Transformation (1&2)

1.3. Profile of Trainees

In consultation with JICA’s South Asia Department and Afghanistan Office, JICA Study Team prepared a draft of participant selection criteria. Thereafter JICA Study Team held discussion with MUDL Deputy Minister and made determination on the participant list of the online training.

Trainees were selected and drawn from the Deputy Ministry of Housing Affairs, Deputy Minister of Construction Affairs and Housing National Program. They were selected in view of sharing the learning and information further to their belonging sections and departments within MUDL. As they have English proficiency sufficiently, they were capable of listening and understanding the lecture contents in English. Most of them have academic background of architecture/civil engineering/urban planning. Some trainees had participated in the Japan-based Invitation Program which were conducted in February 2020 under the support of JICA.

1.4. Objective of the Project

Based on the Request for Technical Proposal (RFP), the main objective of the Turkey-based training program is;

- 1) to arrange and provide in-depth training to Afghanistan government official trainees on three themes as follows;
 - a) Regularization of informal settlements in Turkey
 - b) Urban transformation (Turkish urban redevelopment)
 - c) Housing issue and housing policy particularly concerning policy and measures for lower income groups defined in the context of the project,
- 2) to be very focused, in-depth and implementable level learning enabling Afghanistan government officials to implement the knowledge and techniques back in Afghanistan,
- 3) to ensure practical and effective learning,
- 4) to be interactive.

1.5. Objectives of the Lecture Sessions

The prior objective of Turkey-based training is to achieve a practical understanding on urban planning system and implementation approaches developed in Turkey for government officials of MUDL. The other objective is to increase the efficiency of training for the trainees in order to make in-depth assessment with a comparative and rational point of view on implementation clauses and possibilities of Turkey's urban planning experience in Afghanistan cities.

So, the lecture contents are determined with a special focus on;

- 1) particularly development of “gecekondu” areas in cities and regularization approaches and methods implemented in “gecekondu” and other types of informal settlements,
- 2) forms of all types housing production processes and mechanisms with legal and institutional aspects, and also specific policies and finance mechanisms developed for low-income groups,
- 3) social, economic and spatial aspects of urban transformation and the partnership/participation models in which central/local governments, private sector and house owners take place.

It is elaborated through the lectures how planning policies and approaches in urbanization process in Turkey have changed in time according to the differentiated characteristics of urban problems faced in the cities.

Another objective is to conduct the lectures in an interactive manner -within the possibilities of online training conditions- to ensure more effective learning for Afghan Government officials. In this context, “question and answer” sessions are performed in each day after the trainers' presentations are completed. “Q & A” sessions have also provided a discussion opportunity in terms of exchange of views and knowledge on the subject issue among lecturers, trainees and project team members.

1.6. Expected Outcome

The lecturer series which consists of different important themes was oriented to share diverse experiences of urban planning and urban development strategies. The trainees were expected to learn fundamentals of housing loan financing, informal settlement regularization, policy support for low-income groups in terms of housing, role and activity of Housing Development Administration of Turkey (TOKİ). In line with this expectation, lectures were designed in such a way that it help visualize the challenges back in Afghanistan. To meet the original objective of familiarizing the trainees with the basics and important principles to take the process of learning to next level wherein practical in-depth training shall be inspired in Turkey in the future. The expected achievement and the outcomes are summarized as follows:

- Trainees could understand and appreciate the basic concepts related to various method of urban transformation (urban redevelopment in Turkey).
- By studying the Istanbul and Ankara case studies they could relate the similar situation and underlying complexities in big cities in Afghanistan.
- They could be relatively at ease in relating the main features of informal settlements in Turkey (Gecekondu) with the existing condition of informal settlements in Afghanistan.
- It was possible to meet the original objective to familiarize the participants with basic concepts and principle of urban planning and urban development of Turkey, furthermore to take the process of next learning.

1.1 Method of Delivery of Lecture Session Workshops

Training methods adopted for this training consisted of lectures and PowerPoint presentations by Turkish experts followed by open Question and Answer Sessions clarifying doubts. Various types of quality visual illustrations were used during the sessions to supplement and visualize actual ground

conditions were part of the method adopted. Efforts were made by the consultant to make the sessions interactive to optimize the learning for the MUDL officials.

1.2 Overviews of the Lecture Sessions Conducted

Training program is conducted in 6 session day with 8 lectures. Each session is arranged as one or two separate-related lectures in each day as to be comprised of legal, institutional, social, economic and spatial aspects of the defined lecture themes with characteristic implementations and case studies.

All the lectures are performed in English. Duration of each session is realized -in principle- as 1.5 hours per day and arranged in Turkish morning time from 9:00 to 10:30. The daily schedule is finalized with questions and answers. However, the daily schedule is extended for 15 minutes or half an hour when extra time is needed especially in “question and answer” part of the sessions.

Details of the Turkey-based training program and daily schedule are given in Table 1.

The lecturers are composed of well-known experts from universities, public institution and private sector who have knowledge and experience on not only conceptual framework but also implementation side of urban problems concluded in the training program (appendix 1: curriculum vitae of trainers).

Table 1. Turkey-Based Training Program for MUDL Mission

Date	Training Theme	Theme of Sessions	Turkey Time
July 17, Saturday	Issue of “Gecekonu” and Informal Settlements in Turkey	Welcome and overall information on Training Program	9:00 – 9:15
		Session 1 General Review on “gecekonu issue” and informal settlements in Turkey	9:15 – 10:00
		Discussion, Questions and Answers	10:00 – 10:45
July 18, Sunday	Regularization of “Gecekonu” Settlements and Case Studies	Opening speeches and general information on sessions	9:00 – 9:10
		Session 1 Policies related to regulation of informal settlements after 1985 and implementation examples based on the Amnesty Law No. 2981	9:10 – 9:40
		Session 2 Case Study 1: Transformation of a gecekondu area realized by market mechanisms according to Amnesty Law No. 2981 Case Study 2: Dikmen Valley transformation project realized through public-private partnership model comprising	9:40 – 10:15

		municipality, gecekondü owners and private sector	
		Discussion, Questions and Answers	10:15 – 10:45
July 26, Monday	Housing Issue and Policies for Supporting Low Income Groups	Opening speeches and general information on sessions	9:00 – 9:10
		Session 1 A general review on Housing Policies and Finance Mechanisms in Turkey	9:10 – 10:00
		Discussion, Questions and Answers	10:00 – 10:45
July 28, Wednesday	Urban Transformation	Opening speeches and general information on sessions	9:00 – 9:10
		Session 1 Legal and Institutional Structure of Urban Transformation in Turkey	9:10 – 9:40
		Session 2 An Analysis on TOKİ Finance System for Urban Transformation Case Study: İstanbul Ayazma Urban Transformation Project-Bezirgan Bahçe Houses	9:40 – 10:15
		Discussion, Questions and Answers	10:15 – 10:45
July 31, Saturday	Urban Transformation	Opening speeches and general information on sessions	9:00 – 9:10
		Session 1 A General Review on Social, Economic and Spatial Aspects of Urban Transformation Experience in Turkey	9.10 – 10.00
		Discussion, Questions and Answers	10.00 – 10.45

August 3, Tuesday	Institutional Framework of Housing Loan Mortgage	Session 1 Housing Development Administration (TOKİ) Policies for Low Income Groups & General Framework of Housing Mortgage System in Turkey	9:10 – 10:00	
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In the context of Turkey-based training program, urban planning experience of the country are comprehensively briefed on three main thematic clusters as “Regularization of Informal Settlements”, “Urban Transformation” and “Housing Policies for Low Income Groups”.

The summary information of presentations conducted along with training program are given below (see appendix 3 for full texts of presentations).

1.3 Conclusion

Based on the information given in Request for Proposal of the Turkey-based Training Program, it is estimated that Afghanistan's current population is around 40 million and more than 10% of the country's population is living in Kabul City. According to the population projection of the United Nations, the urbanization rate of Afghanistan will reach 50% in 2060. As a consequence of rapid population increase and inner-migration, unplanned settlements with spatial, socio-economic and environmental problems are considerably increased in cities. Currently about 70% of the Kabul city is an unplanned area. Under such circumstances, the continued increase of urban poor has had an adverse effect on the sustainable growth of the urban economy.

All the facts and figures summarized above and difficulties faced during this period indicate that strengthening of the Ministry of Urban Development and Land (MUDL) and the other related organizations and enhancing institutional capacity to deal with urban planning and implementation especially in land readjustment and urban development issues (LRUR), and increasing the capability of human sources on the other hand are the urgent needs to be able to overcome the urbanization problems at a certain extent.

So, technical assistance and/or capacity development programs executed by JICA in Afghanistan for central institutions and local governments has a crucial importance to reach the expected achievements for tackling increasing urban problems in cities in the short and medium-terms.

Turkey-based training program conducted for government officials of MUDL has been undertaken within this framework. Some observations and recommendations are represented below in order to increase its effectiveness in the future.

1.3.1 Observations

This year's program has been a success; considering relative disadvantages of the online teaching, all participants followed the sessions without encountering technical problems, and sessions were presented as programmed at the beginning. We are satisfied with the interest shown by the trainees in the lectures and asking relevant questions at the end of each session.

As trainees are from universities, and also from the public and private sectors, lectures on each topic may include legal and institutional developments, implementation issues and outcomes of particular policies and projects. We believe that this approach improves outputs of teaching by keeping interest alive during lectures.

1.3.2 Recommendations

We would like to present following recommendations within the scope of the Request for Proposal of this program.

- First, if we are informed about the type of organizations that trainees work, their professional background and the issues that they are involved during their work, we may include examples on how these issues are undertaken in Turkey, present their outcomes, and discuss with participants their positive and negative outcomes.
- In Turkey, legislation and institutional responsibilities regarding urban planning in general and housing and regulations especially on land readjustment and redevelopment issues have been continuously changed according to the differentiated urban problems in time. Those changes have been reflected to implementations as well.
- Due to the time constraint and difficulties of online training, some themes concluded in the program could not be sufficiently discussed. However, since the presentation as a content covers these issues more comprehensively, full text given in appendices would

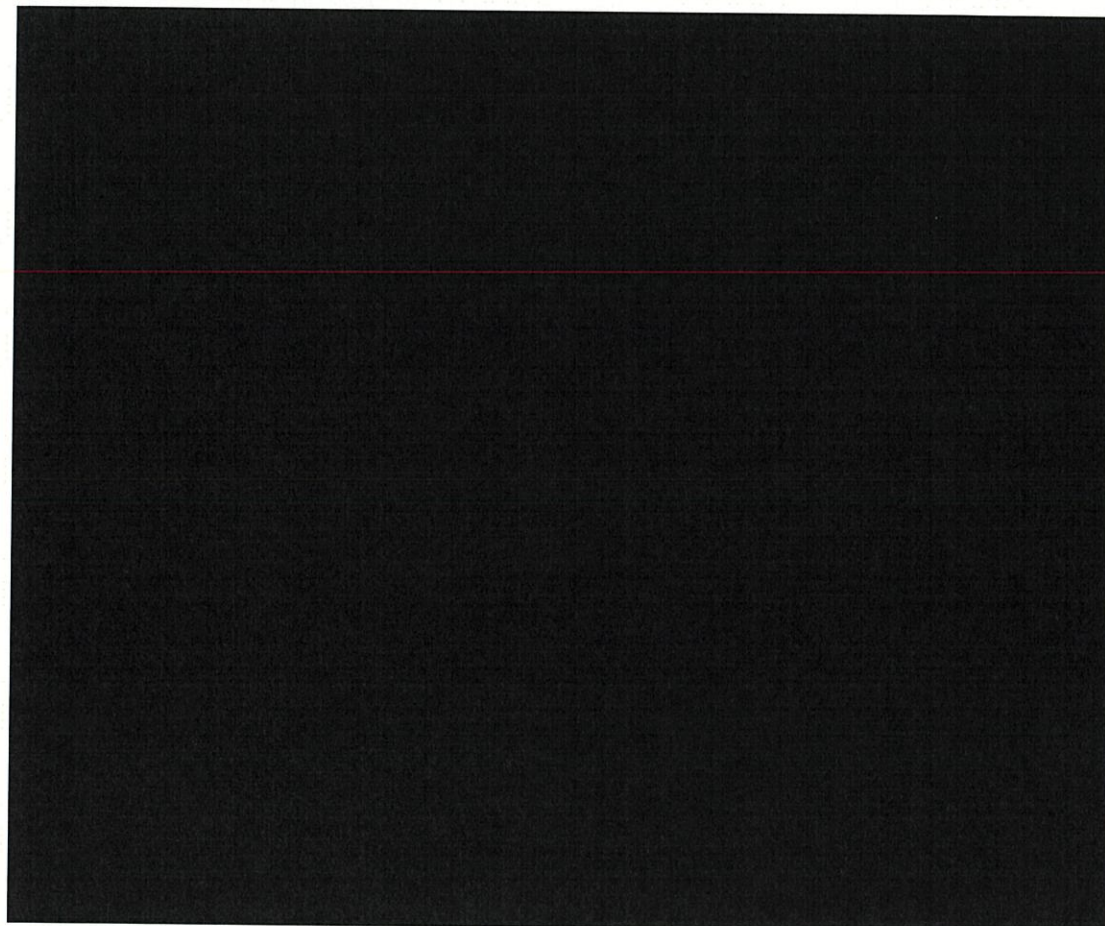
- be helpful for trainees to compensate those lacking faced in training period.
- In the future face-to-face sessions, we may include examples on physical planning, particularly on land development in Turkey. Within this context, responsibilities and contributions of central and local governments, and also the ways in which the private sector prefers to act in this process can be discussed. Alternative scenarios can also be included in order to get contributions of the trainees on alternative developments, which would make sessions more attractive.
 - Similarly, specific housing policies, those that have been implemented in Turkey, can be taken as discussion topics and trainees can be encouraged to elaborate their criticisms and suggest further developments on each policy. Policies would include those that are undertaken by the State, or by civil society organizations, such as cooperatives and also different partnership models realized in public-private participation projects. Therefore, our recommendation is to include more interactive and studio-type sessions in the training program.
 - After the training program has completed, trainees may also be encouraged to bring some of the policies or issues (through preparing an action plan) that they are dealing in their work or on the agenda of Afghanistan. Therefore, they will have the opportunity to discuss with lecturers of the sessions, how they can handle these issues in their country.

1.4 Implementation of workshop sessions in Turkey

(1) First Turkey-based Workshop:

Name of Workshop: Issues of “Gecekondu” and Informal Settlements in Turkey

Date of implementation: July 17, 2021

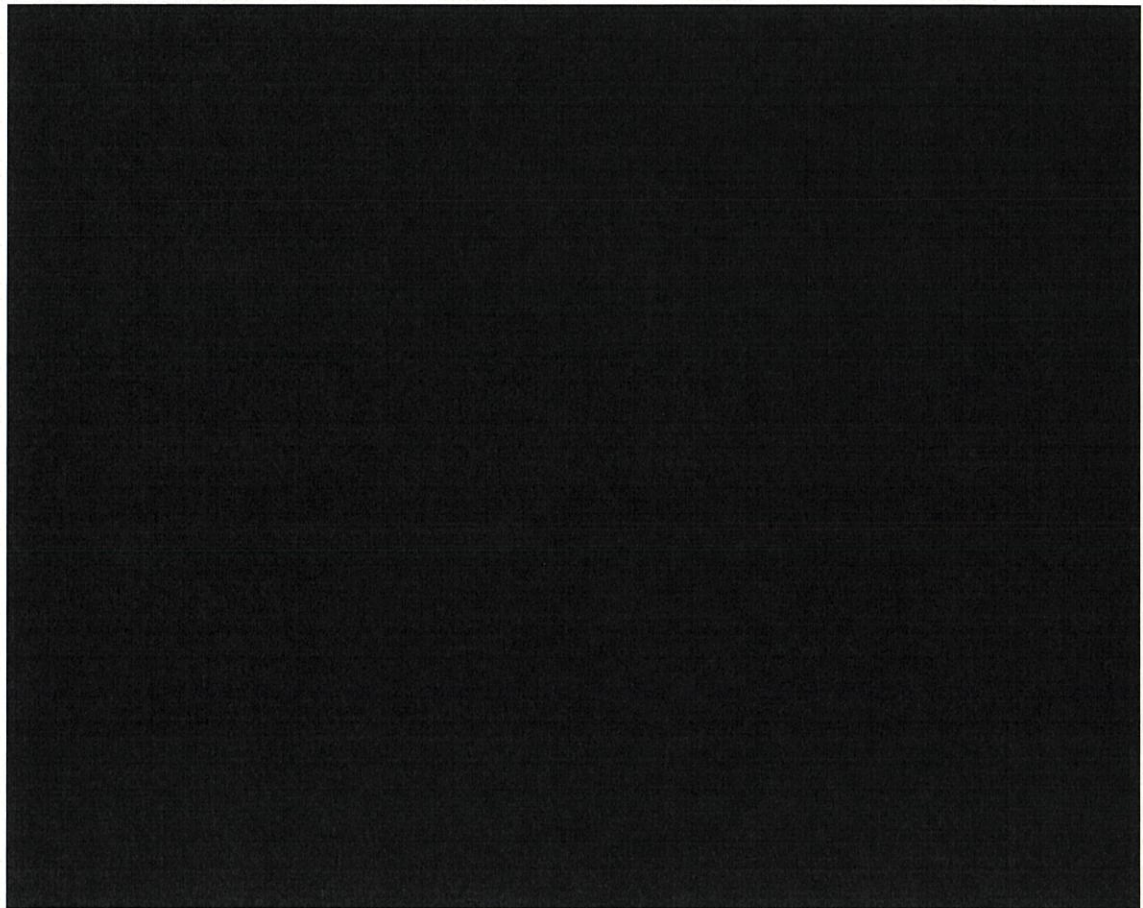


Contents of the Workshop:

This workshop was held on the topic of informal residential areas (Gecekondu) in Turkey for the participants of MUDL side. The workshop in particular, explained and discussed the past and present situation of informal residential areas in Turkey and the approach to upgrading and development of informal residential areas.

At the beginning of this workshop, the concept and definition of informal residential areas (Gecekondu) in Turkey, and the differences between Gecekondu, Slums and Squatting were explained. (Gecekondu) means a house that can be built in just one night. According to Gecekondu Law No. 775 of 1966, Gecekondu is a district where houses were built without permission on government or private land. It is a house built in violation of building development laws and regulations.

The question asked by the MUDL team during the exchange of views and discussions is how Turkey is funding in, primarily for the redevelopment of informal residential areas (Gecekondu). According to Turkish experts the development is jointly funded by the local government (city hall) and the central government, which is the main source of funding.

(2) Second Turkey-based Workshop:**Name of Workshop:** Regularization of “Gecekondu” Settlements and Case Studies**Date of implementation:** July 18, 2021**Contents of the Workshop:**

This workshop was held to explain the process and procedure of informal formalization in Turkey and to have MUDL learn such methods.

First of all, the Turkish experts explained about the definition of informal residential areas (Gecekondu) in Turkey, and why informal residential areas continue to expand. In addition, related to the Law No. 775 that was enacted in 1966 with the aim of legalizing and formalizing illegally constructed informal residential areas (Gecekondu) in Turkey was briefly explained. However, even after the enforcement of this law, many Gecekondu areas were built and expanded. The Law No. 775 (1966) was deficient in various ways and failed to achieve its purpose, and was subsequently replaced by Law 2981. The Law No. 2981 was enacted with the purpose of formalizing all buildings constructed in violation of the Zoning and Building Standards Law. It was explained that the process and procedure of informal formalization are stipulated in the mentioned law.

According to the experts from Turkey, the MUDL side should understand that without going through the procedure for formalizing informal residential areas, many urban problems will rise. However, on the other hand, if the method of formulating informal residential areas is not appropriate, it may not be possible to curb the expansion of informal residential areas. Therefore, the MUDL side was asked many questions about the details of the experience of formulating informal residential areas. In particular, questions focused on whether it worked effectively to reduce informal residential areas and the points at which it worked effectively. According to the Turkish side, it is impossible to curb the expansion trend

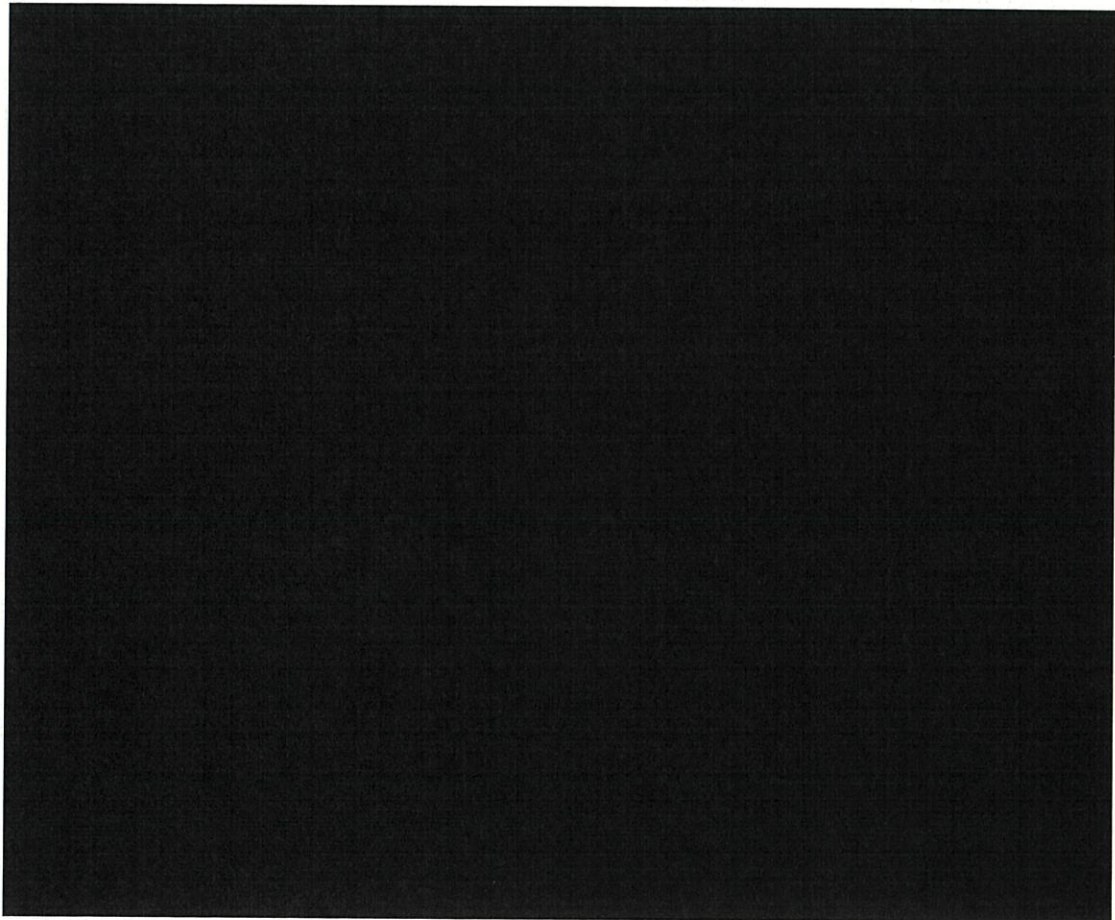
of informal residential areas simply by establishing formalization procedures. In addition to establish the above procedures, at the same time, in Turkey, it was good that the improvement measures were announced with an emphasis on housing supply for low-income groups.

In Turkey, securing the land required for infrastructure and public facilities, and the reduction of residential land for that purpose (in Turkey, the reduction rate is set to a maximum of 45%) is determined by the improvement plan. In Turkey, if an improvement plan is approved, it will be legally binding, and landowners and residents must comply with it. It is the responsibility of the local government to improve the infrastructure for these improvement works. Regarding financial resources for infrastructure development and development, local governments (state governments, municipalities) and the central government have to secure dedicated funds for the improvement of informal residential areas. In order for the formalization mechanism of informal residential areas to function effectively, it is important how to utilize the involvement of the private sector such as small-scale developers.

(3) Third Turkey-based Workshop:

Name of Workshop: Housing Issue and Policies for Supporting Low Income Groups

Date of implementation: July 26, 2021



Contents of the Workshop:

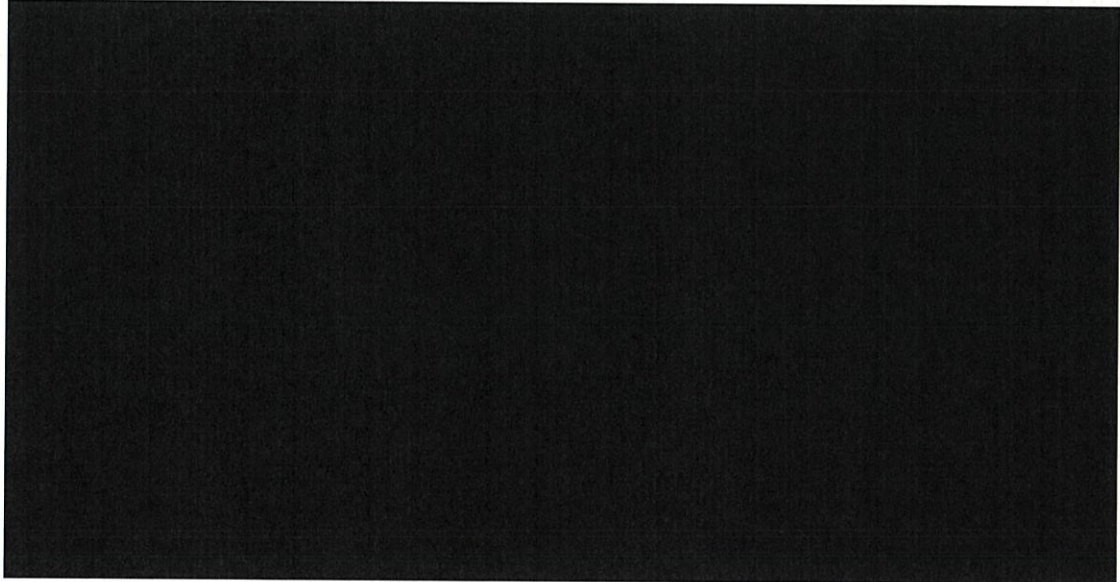
This workshop was held on Turkish housing policy and financial mechanism.

In the first half of this workshop, the housing construction and production in Turkey was explained. Turkey is one of Europe's leading housing producers in terms of total housing units. Between 2002 and 2020, construction permits were issued for approximately 12.5 million dwelling units. The number of households increased by 8.8 million during the same period. The housing sector in Turkey has produced more homes than newly formed households. This contributed to increasing housing stock and improving the supply-demand balance of housing. This is largely due to the active redevelopment and renewal of urban functions in urban areas along the Turkish coastal regions. However, the construction of houses along the coastal regions includes the construction of holiday-houses and villas.

In the second half of the lectures, the housing policy in Turkey was explained. Turkey's housing policy can be broadly divided into demand /supply policy, and direct market intervention policy. The important purpose of housing support policies for housing demand (support for those who want housing) is for low-income groups who cannot afford to buy or rent real estate at normal market prices and rent levels, to support them (support them to be able to rent or purchase that). Furthermore, in the context of quality improvement, it aims to help those who rent and buy homes and have access to better quality homes. The contents of the measures are subsidies for households living in rental housing, subsidies for interest on mortgage loans, and tax exemption.

Like most other developing countries, the establishment of a mortgage financial system was unsuccessful in the early republican era, founded in 1923. In 1926, a state-owned bank was established for the purpose of mortgage credit, but did not lead to the establishment of a mortgage system. In Turkey, in the historical development of housing policy, providing housing loans below the market interest rate by injecting public funds has been an important pillar of housing support measures for home buyers. Private commercial banks have also started handling mortgages since 2004 and have entered the mortgage business. Mortgage rates have fallen as low interest rates continue, and private bank mortgages have become a major source of mortgages. As a government support measure, in February 2007, a special law on mortgage market regulation was enacted to allow banks to provide mortgage loans under safer conditions. It was a measure to support the acceleration of housing supply.

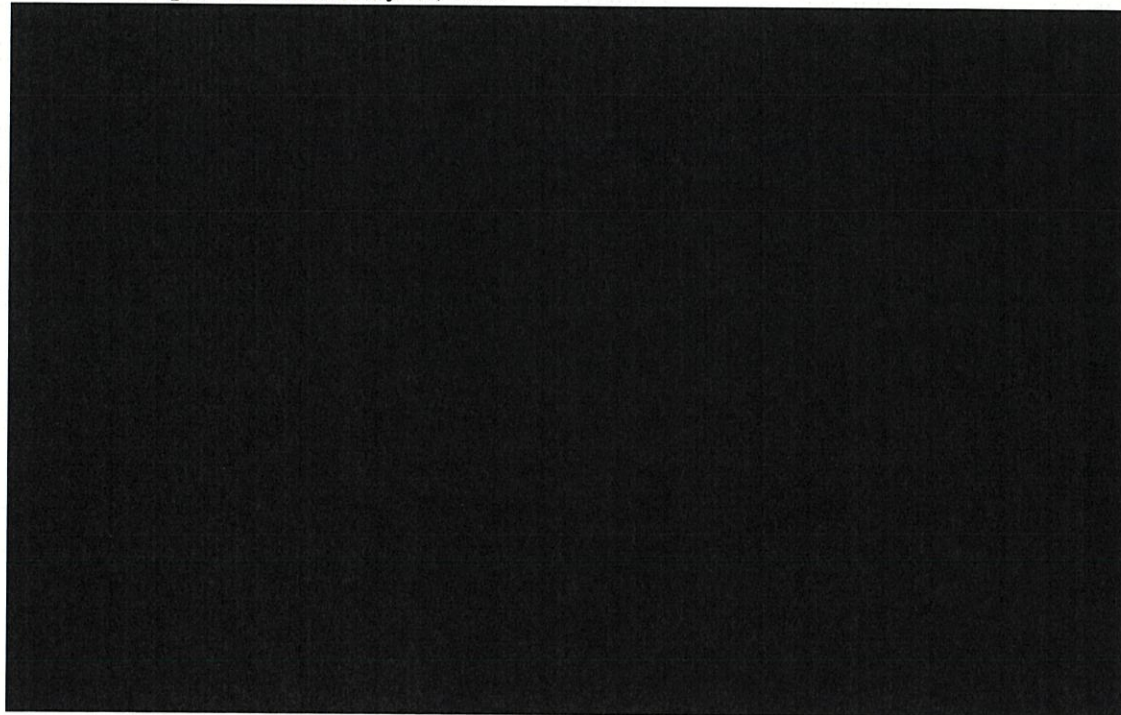
This workshop explained the housing finance mechanism in Turkey. In Turkey, housing finance used to rely on state-owned banks and state-owned funds founded in 1926. This is because the financial industry is fragile and housing finance in the financial markets has not been developed and maintained. This was because the financial market was vulnerable and small in size to meet the social needs of mortgages due to the lack of financial resources of financial institutions. This is because many households saved with precious metals such as gold, but their tendency to save was low due to the low GNP per capita. Around 2004, low interest rates around the world caused private banks to lower mortgage rates, private banks also significantly increased their involvement in mortgage lending, and mortgages in the private financial market. In February 2007, a special law was enacted to regulate and protect the market for mortgage loans, allowing banks to conduct mortgage finance operations under safer conditions. As a result, both fixed-rate and variable-rate mortgages can be selected, expanding the options for mortgage loan decision-making.

(4) Fourth Turkey-based Lecture Session Workshops:**Name of Workshop:** Urban Transformation**Date of implementation:** July 28, 2021**Contents of the Workshop:**

This workshop was held on the legal content and structure of Urban Transformation in Turkey and the financing system of TOKI (a state-owned public corporation organization similar to Japan's UR city organization). The workshop particularly focused on lectures and explanations on the definition and purpose of Urban Transformation in Turkey, case studies of Turkish Transformation, and the mechanism of financial support of TOKI for low-income residents, and exchange of opinions.

In the first half of this workshop, lectures and explanations were given on the process of Urban Transformation for informal residential areas (Gecekondu) in Turkey. Urban Transformation is an urban redevelopment method in Turkey, that functions as renewal and redevelopment of project for cities aiming the physical, social and economic improvement in the city. The purpose of Urban Transformation is also to create healthy and safe living spaces, infrastructure development, social and public facilities development, and new business income for the government. TOKI was established in 1984. Among the Turkish public organizations, it is the most important organization with the aim to promote the supply of housing. Since its establishment, TOKI has undertaken numerous housing estate development projects in Turkey and is also redeveloping informal residential areas (Gecekondu).

The questions asked by the MUDL team during the exchange of opinions and discussions were; what are the opinions and evaluations of the residents regarding the quality of the housing supplied by TOKI, the types of housing supplied by TOKI, how much is the development budget of TOKI, and there were many questions about the Relocation process and mechanism of TOKI projects. All the questions were answered by Turkish experts.

(5) Fifth Turkey-based Workshop:**Name of Workshop:** Urban Transformation**Date of implementation:** July 31, 2021**Contents of the Workshop:**

This workshop was held explaining the following main contents related to urban redevelopment and natural disasters in Turkey:

1. How to improve current practices of regularization of informal settlements
2. Issues regarding the risk of natural disasters in informal
3. Problems that hinder the implementation of urban redevelopment projects and how to deal with them

It seems that there are many areas that face high disaster risk in Turkey. The MUDL side asked questions about the kind of disaster. The Turkish experts explained that the disaster-risk areas in Turkey are the Marmara and Anatolian regions, including the Istanbul city region, and that natural disasters in Turkey are mainly earthquakes, floods and landslides. In addition, the experts explained that the tsunami could occur in some coastal areas of the Marmara region and is at risk of a tsunami.

The MUDL side asked about the recent construction of many high-rise tower buildings in Istanbul despite the high risk of earthquakes. Turkish expert explained that although Istanbul is in an earthquake zone, Turkey's engineering technology and advanced construction technology have made it possible to build high-rise buildings even in the earthquake zone. Also, Japan faces far more earthquakes than Turkey, but Japan is still developing technology to build taller skyscrapers.

The Turkish experts explained that it is very important for the urban redevelopment project to obtain the consensus and cooperation of the landowners and residents of the community. However, it was explained that under Turkish law and system, the consensus of landowners and residents in urban redevelopment is not an obligation that the government must achieve.

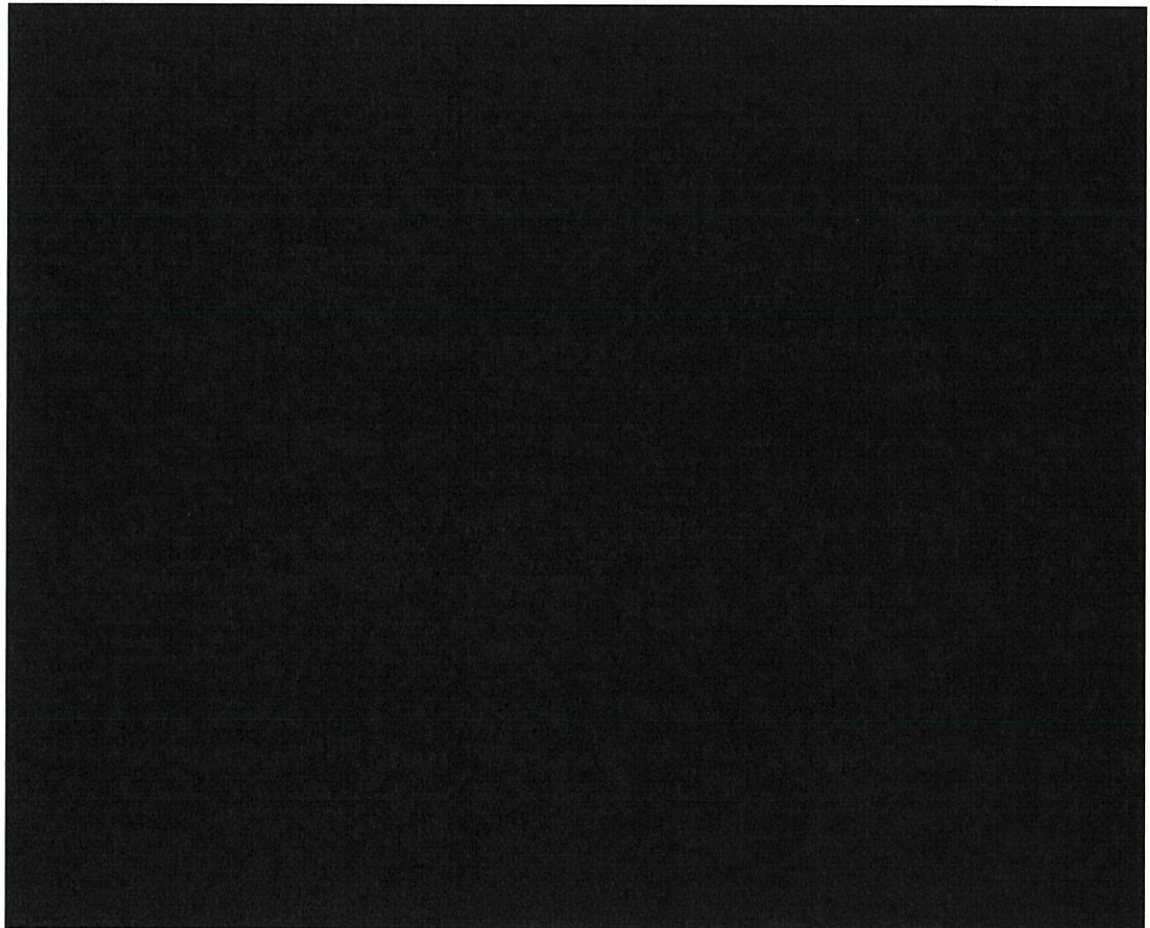
There were questions about why some residents did not want to participate in urban redevelopment and did not prefer temporary relocation to neighboring areas. The experts explained that there are two main

reasons. (1) Normally, residents in the informal area live in a detached house with a small garden, but in an urban redevelopment project, it is generally necessary to temporarily relocate to an apartment complex. This is unpopular with people living in low-rise single-family homes, as it changes their living style a lot. (2) Residents living in the informal area are mainly low-income residents. On the other hand, new residents who live in the area after urban redevelopment are mainly middle- and high-income earners. These low-income and high-income groups have very different living standards and values, so living in the same area causes various conflicts, which can cause conflict within the community.

(6) Sixth Turkey-based Workshop:

Name of Workshop: Institutional Framework of Housing Loan Mortgage

Date of implementation: August 3, 2021



Contents of the Workshop:

This workshop was held to explain the housing support measures and mortgage system for low income in Turkey and to have MUDL learn about Turkish mortgages.

Providing social housing for low-income residents is part of housing policy priority in Turkey. In Turkey's housing policy, it is important to consider safety (resilience in the sense of disaster prevention) from the viewpoint of responding to population growth and disaster risk. From the perspective of achieving social equity, it is important to give special consideration to the low-income and middle-income groups. The aim of housing policy is to realize a society where the general public can live in a house with an affordable price range while ensuring the basic quality of the house.

The main topics covered in housing policy in Turkey are:

1. Slum improvement and urban renewal.
2. Urban transformation that can respond to disaster risks such as earthquakes (urban redevelopment)
3. Responding to low-income housing needs.
4. Respond to existing aging housing stock and ensure housing performance quality.
5. As a result of the relocation from rural areas to urban, the population has increased in urban areas, and concentration in large cities has become apparent.

This workshop first provided an overview of the Turkish mortgage system of 2021. Turkey's mortgage system is offered through banking mortgages, but unfortunately the mortgage system has not yet reached a level that is accessible to low-income earners. For low-income earners, TOKI's substantive funding model for affordable housing (a system like installment payments) is easier to use than a regular mortgage system. TOKI's affordable mortgage model system is actually a non-profit credit system for the Turkish public sector. In TOKI's housing model, TOKI continues to retain ownership of the home until the purchaser's mortgage is repaid. When the loan is repaid, the certificate of title is transferred to the purchaser.

On the MUDL side, questions focused on what are the key points for providing a mortgage system to the target group. According to experts' explanation there the cooperation between central banks and private banks is important. In addition, economic and political stability is extremely important for the mortgage system in order to establish a system that would support the low-income group. The most important factor for a permanent and sustainable mortgage system is that, first of all, it is important to establish stable economic conditions in the country.

附属資料 4 (ANNEX 4)

本邦研修 (日本人講師によるオンライン研修) Japan-based Training

Japan International Cooperation Agency
T. & Associates, Inc.

ANNEX 4 JAPAN-BASED LECTURE SESSION WORKSHOPS

1.1 The Context

The rapid population influx into urban areas has been progressing in Afghanistan. The capital city Kabul in particular has seen large influx of population. The population in Kabul was about 1.5 million in 2001, which was estimated to have reached to about 4.52 million in 2016. According to the population projection of the United Nations (UN, 2019) the urbanization rate of Afghanistan will reach 50% in 2060. We understand that Kabul city has grown beyond its capacity in terms of basic urban services and amenities to absorb the continued large influx of population. Timely and adequate intervention in the form of effective measures of urban development and urban environment improvement couldn't be taken up for various reasons in the past. As a result, basic infrastructure has remained underdeveloped. Currently about 70 percent of the residential area of Kabul City is unplanned area. Under this situation, the continued increase of urban poor has had an adverse impact on the sustainable growth of urban economy. Therefore, Municipal Government considers suitable urbanization control and urban environmental improvement has accorded top priority for Kabul city.

At the national level, the Government of Afghanistan (GoA) treats urban development as the most important issue in ANPDF (Afghanistan National Peace and Development Framework) (2017-2021). GoA has exerted strenuous effort to formulate urban development program in National Priority Program (NPP). 2021 being the terminal year of the target period of ANPDF, GoA has begun preparation of development strategy for the post period of ANPDF. In fact, GoA has been legislating new related laws and regulations for urban planning and urban development as well as formulating Kabul Urban Design Framework (KUDF).

Notably, JICA has been extending technical assistance to Kabul Municipality, in recent years. JICA is responsible for introducing land readjustment and urban development (LRUR) in Afghanistan. As a result, national laws and regulations and KM's byelaw/ procedure have been established. Thanks to this legal back-up, KM has launched in planning and implementation of LRUR projects. Likewise, Ministry of Urban Development and land (MUDL) intends to take LRUR to local cities throughout Afghanistan. However, MUDL is facing difficulties to achieve this objective. Therefore, it is felt that MUDL and local municipalities need to enhance their capacity of planning and implementing LRUR. With the reference to the issue of informal settlement, it is imperative to promote regularization of informal settlement as well as to implement drastic reform of land ownership administration and management. Provided that the number of repatriated refugees is expected to increase and that urban environmental problems may further deteriorate, GoA will have to make furthermore effort for regularization of informal settlement and prevention of rampant expansion of informal settlements throughout Afghanistan. Therefore, it is essential to strengthen technical capacity of MUDL and the other related organizations.

In this context, before the start of the three-year technical assistance project, during this short-term preliminary study, it was decided to conduct Japan training in addition to third country training (India and Turkey) by providing online lecture and workshop for Afghanistan government officials. The objective is to review the urban planning and implementation experiences of these countries regarding appropriate themes and contents to adopt those which are convenient for the structure of Afghanistan cities and urban development problems faced in cities.

Therefore, JICA Project Team (T. & Associates, Inc.) provided lectures/training through online video conferencing on the selected themes based on Japanese experience of Urban Planning and Development for the benefit of JICA counterpart organization-MUDL, Govt. of Afghanistan.

1.2 Determination of Themes for Lecture Sessions

Based on previous experience of conducting training programs in Japan by the JICA Project Team for the KM officials and on the bases of the problem analysis conducted with the MUDL officials to identify the needs in the area of urban planning and development, some of the important themes were selected. The nature of success stories in urban development projects in Japan was also considered in the selection of topics for lecture session workshops through video conferencing.

The broad training themes selected for lecture sessions included (a) Business Analysis and Strategy, (b) Land Readjustment, Urban Redevelopment and FFL, (c) Zoning and Land-Use Planning, (d) Housing Finance and Housing Policy (particularly concerning policy and measures for affordable housing), (e) Establishment of Professional Qualification System for LR, and (f) Land Price Determination and Real Estate Appraisal System. Based on these broader themes, a total of 21 specific lecture sessions were prepared for lecture delivery and workshops consisting question and answer sessions. The lecture sessions delivered included following topics/themes:

- 1) Lecture Session 01: Business Analysis and Strategy (Part I)
- 2) Lecture Session 02: Business Analysis and Strategy (Part II)
- 3) Lecture Session 03: Problem Analysis related to Housing (Part III)
- 4) Lecture Session 04: Urban Redevelopment (UR)
- 5) Lecture Session 05: Flat for Land (FFL)
- 6) Lecture Session 06: Land Readjustment (LR)
- 7) Lecture Session 07: Urban Planning Framework and Zoning System
- 8) Lecture Session 08: Zoning and Land-Use Planning
- 9) Lecture Session 09: Basics of Land Readjustment (LR)
- 10) Lecture Session 10: Land Readjustment and Urban Redevelopment Framework
- 11) Lecture Session 11: Establishment of Professional Qualification System for LR in Japan
- 12) Lecture Session 12: Housing Finance in Japan
- 13) Lecture Session 13: Planning & Implementation Process of LR/UR
- 14) Lecture Session 14: Utilization of FFL on 3 Housing Projects of MUDL
- 15) Lecture Session 15: Planning & Implementation Process of LR/UR (Part II)
- 16) Lecture Session 16: Utilization of UR on 3 Housing Projects of MUDL (Part I)
- 17) Lecture Session 17: Housing development project by Land Readjustment (LR)
- 18) Lecture Session 18: Land Price Determination
- 19) Lecture Session 19: Utilization of UR for Housing Projects (Part II)
- 20) Lecture Session 20: Real Estate Appraisal System
- 21) Lecture Session 21: Land use planning and demand projection in local cities

1.3 Profile of Trainees

The JICA Project Team in consultation with the MUDL Management identified participants of the training. Trainees were drawn from various departments of MUDL which belonged to the Deputy Ministry of Housing Affairs, the Deputy Minister of Construction Affairs and National Housing Program. A combination of various levels of officials was selected to share the learning further in the organization. Since the lecture sessions were to be conducted through online video conferencing, it was much easier for the trainees to participate in the sessions. Most of the trainees have academic background of architecture, civil engineering and urban planning including some trainees who had obtained master degree from Japanese university through JICA PEACE scholarship support program.

1.4 Objectives of the Lecture Sessions

The Japan-based training lecture sessions, were planned on the bases of Japanese experience and aimed at achieving the following objectives:

- 1) To provide in-depth training to Afghanistan government official trainees on identified

themes. The broad training themes included were (a) Business Analysis and Strategy, (b) Land Readjustment, Urban Redevelopment and FFL, (c) Zoning and Land-Use Planning, (d) Housing Finance and Housing Policy (particularly concerning policy and measures for affordable housing), (e) Establishment of Professional Qualification System for LR, and (f) Land Price Determination and Real Estate Appraisal System.

- 2) The training shall be very focused, in-depth and implementable level learning enabling Afghanistan government officials to implement the tools and techniques in Afghanistan.
- 3) To ensure practical and effective learning through workshop style and to be interactive.

To achieve the stated objectives, the JICA Project Team arranged and delivered lectures on selected themes/topics focusing on fundamental concepts as understood in Japanese context, which makes sense for MUDL with consideration to the differences in culture and legal system between Afghanistan and Japan. The lectures focused on conceptual clarity and were made interactive in nature in order to optimize the learning experience. Actual case studies from Japanese experiences were cited in the lectures to illustrate the inherent complexities of the urban planning and development projects particularly at implementation stage.

1.5 Expected Outcome

The lecture series consisting of six different important themes was oriented to share diverse experiences of planning and development strategies focusing on fundamentals of land use planning and zoning system, land readjustment and urban redevelopment, housing finance system, establishment of professional qualification system for LR, real estate appraisal, etc. In line with this expectation, lecture contents were designed in such a way that it helps visualize the challenges back in Afghanistan. To meet the original objective of familiarizing the trainees with basic concepts and principles to take the process of learning to next level wherein practical in-depth training shall be imparted in Japan. Their achievement against the expected outcome may be summarized as under:

- Trainees were able to appreciate the basic concepts related to various methods of urban development particularly underlying financial models.
- With the help of successful case studies in Japan, trainees could relate the similar situation and underlying complexities in Afghanistan.
- To meet the original objective of familiarizing the trainees with basic concepts and principles to take the process of learning to next level wherein practical in-depth training shall be imparted in Japan.

1.6 Method of Delivery of Lecture Session Workshops

Training methods adopted for this training consisted of lectures and PowerPoint presentations by Japanese expert followed by open Question and Answer Sessions clarifying doubts. Various types of quality visual illustrations were used during the sessions to supplement and visualize actual ground conditions were part of the method adopted. Efforts were made by the consultant to make the sessions interactive to optimize the learning for the MUDL officials.

1.7 Overview of Lecture Sessions Conducted

A total of 21 Japan-based training/lecture sessions, spread over January to July 2021, were conducted. A summarized list of lectures conducted is presented in the following table:

Date	Day & Time	Lecture Theme
January 18, 2021	Monday 13:30-16:30	Business Analysis and Strategy (Part I)
January 25, 2021	Monday 13:30-16:30	Business Analysis and Strategy (Part II)
February 8, 2021	Wednesday 13:30-16:30	Problem Analysis related to Housing (Part III)
March 8, 2021	Monday 13:30-16:30	Urban Redevelopment
March 15, 2021	Monday 13:30-16:30	Flat for Land (FFL)
March 17, 2021	Wednesday 13:30-16:30	Land Readjustment (LR)
May 24, 2021	Monday 13:30-16:30	Urban Planning Framework and Zoning System
May 26, 2021	Wednesday 13:30-16:30	Zoning and Land-Use Planning
May 31, 2021	Monday 14:00-17:00	Basics of Land Readjustment (LR)
June 2, 2021	Wednesday 14:00-17:00	Land Readjustment and Urban Redevelopment Framework
June 16, 2021	Wednesday 14:00-17:00	Establishment of Professional Qualification System for LR in Japan
June 21, 2021	Monday 14:00-17:00	Housing Finance in Japan
June 23, 2021	Wednesday 14:00-17:00	Planning & Implementation Process of LR/UR
June 27, 2021	Sunday 14:00-17:00	Utilization of FFL on 3 Housing Projects of MUDL
June 29, 2021	Tuesday 14:00-17:00	Planning & Implementation Process of LR/UR (Part II)
June 30, 2021	Tuesday 14:00-17:00	Utilization of UR on 3 Housing Projects of MUDL (Part I)
July 5, 2021	Monday 14:00-17:00	Housing development project by Land Readjustment (LR)
July 6, 2021	Tuesday 14:00-17:00	Land Price Determination
July 8, 2021	Thursday 14:00-17:00	Utilization of UR for Housing Projects (Part II)
July 12, 2021	Monday 14:00-17:00	Real Estate Appraisal System
July 14, 2021	Wednesday 14:00-17:00	Land use planning and demand projection in local cities

1.8 Recommendations

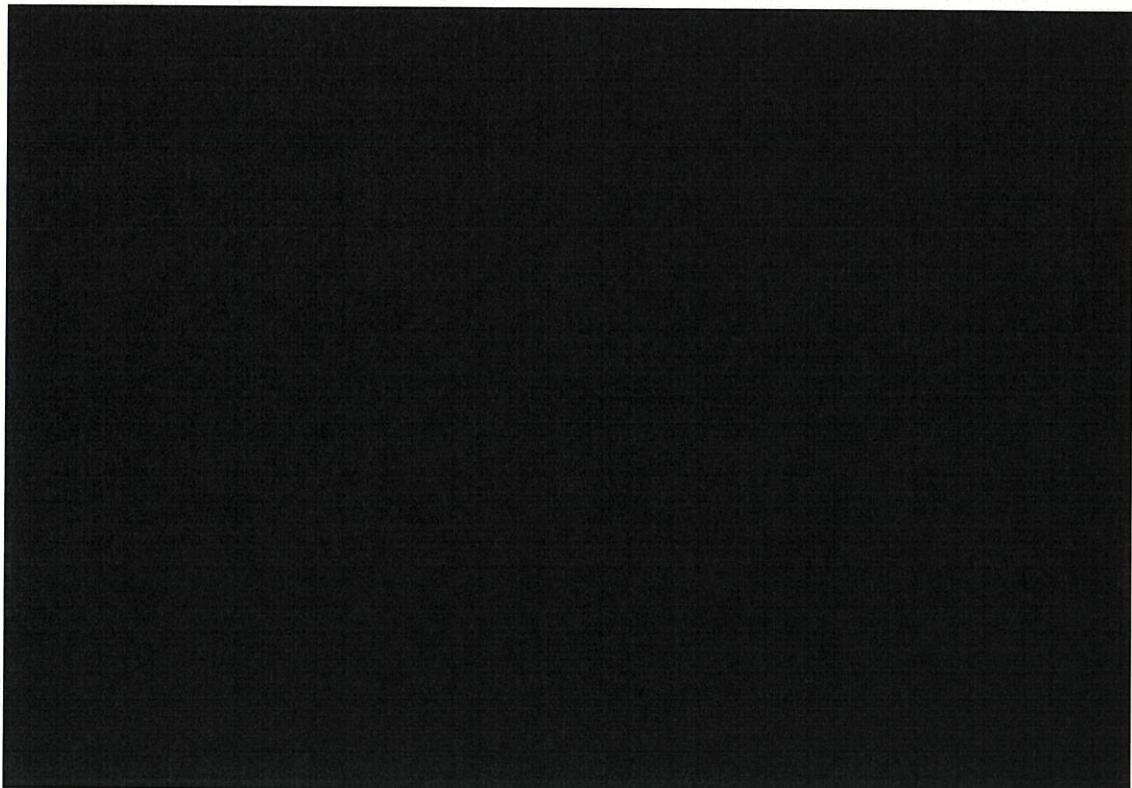
- The JICA Project Team have contributed to the successful implementation of capacity development of Kabul Municipality (KM) in the previous trainings in India. Similarly, we understand that Ministry of Urban Development and land (MUDL) intends to take Land Readjustment and Urban Development to local cities throughout Afghanistan. However, MUDL is facing difficulties to achieve this objective. Therefore, it is felt that MUDL and local municipalities need to enhance their capacity of planning and implementing Land Readjustment and Urban Development.
- Urban Development is a vast area of expertise which needs multifaceted training efforts consisting of conceptual lectures, PowerPoint presentations, workshops with Q&A elaborate sessions, hands-on training for acquisition of technical skills, field visits, interactions with various stakeholders (planners, developers in public and private entities, institutions etc.).
- The present remotely conducted lecture sessions have introduced the MUDL trainees with basic concepts, successful case study projects/cities enabling them to prepare for further detailed studies in Japan.
- However, based on the interactions with MUDL management teams and technical personnel throughout the online sessions, it is felt that MUDL as the apex urban planning and management organization in Afghanistan, needs further capacity building in areas of land readjustment, urban redevelopment, new town development, affordable housing stock creation, formulation of zoning and associated regulations and framework for regularization of informal settlement.
- Development of a land use planning system and zoning regulation (development control regulations) would require not only in-depth training and capacity building but also a workable mechanisms and strategy to gradually shift from existing detailed planning system to zoning system.


1.9 Implementation of workshop sessions in Japan

(1) First Japan-based Workshop:

Name of Workshop: Business Analysis and Strategy (Part I)

Date of implementation: January 18, 2021




Contents of the Workshop:

This workshop was held on topics related organizational analysis, problem analysis, and SWOT analysis for MUDL staff. The MUDL staff was lectured on the basic steps of business analysis and strategy before conducting a workshop. Mainly, the lectures were on PEST Analysis, 3C Analysis, SWOT Analysis, etc., which are the basics of business environment analysis, and also practiced PEST analysis and SWOT analysis with the participation of MUDL staff.


In order to conduct the workshops, the participants of the workshop were chosen from the PO team related to land readjustment and urban redevelopment (LRUR), a PO team related to housing and a PO team related to zoning, and counterpart teams were created for each of the three themes. Each counterpart team participated in workshops related to each team and cooperated in data collection. Based on such schedules and arrangements, three teams, land readjustment / urban redevelopment (LRUR), housing, and zoning, participated in this workshop and practiced PEST analysis and SWOT analysis.

(2) Second Japan-based Workshop:

Name of Workshop: Business Analysis and Strategy (Part II)

Date of implementation: January 25, 2021




Contents of the Workshop:

This workshop was held as a continuation of the previous workshop on the basic procedures of business analysis and strategy, and this time, the workshop was held to practice MECE analysis and FISHBONE charts.

In order to respond to the above context and achieve the purpose of this survey, three teams were created in MUDL, the PO teams of (land readjustment / urban redevelopment (LRUR) PO team of housing PO team and zoning PO) corresponding to three themes. By participating in the workshop session, each counterpart team cooperated in collecting information related to the problems that MUDL had.

During this workshop, the above three PO teams participated and experienced MECE analysis, LOGIC TREE, and FISHBONE chart exercises.

(3) Third Japan-based Workshop:

Name of Workshop: Problem Analysis related to Housing (Part I)

Date of implementation: February 8, 2021



Contents of the Workshop:

This workshop was held as a continuation of the previous workshop on basic business analysis and strategy procedures, and during this workshop MUDL staff participated in organizational analysis exercises.

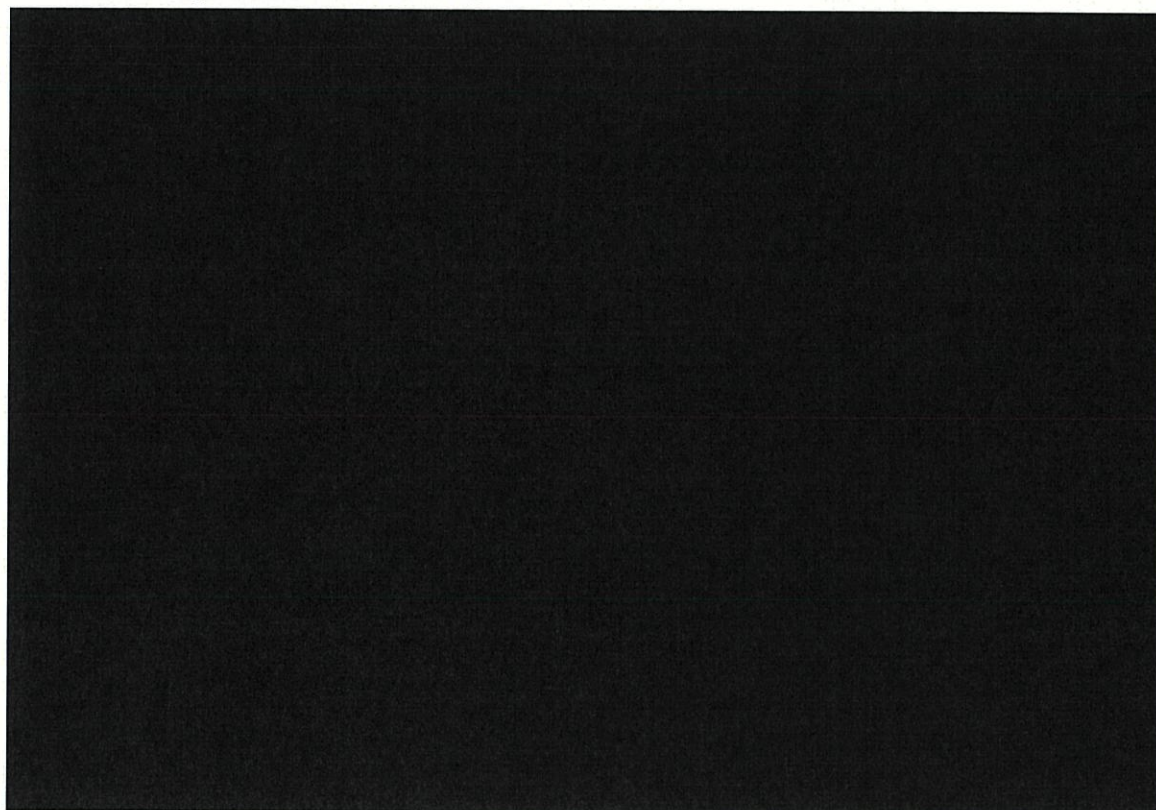
Stakeholder analysis as part of an external analysis of urban development and housing issues. The JICA Study Team asked the MUDL Team to list and draw stakeholders on the MUDL project. The results of the stakeholder analysis exercise discussed between MUDL side and JICA Study Team.

The JICA Study Team and the MUDL Team have identified solutions and countermeasures for each of the major issues listed in the identified issues related to urban development and housing.

(4) Fourth Japan-based Workshop:

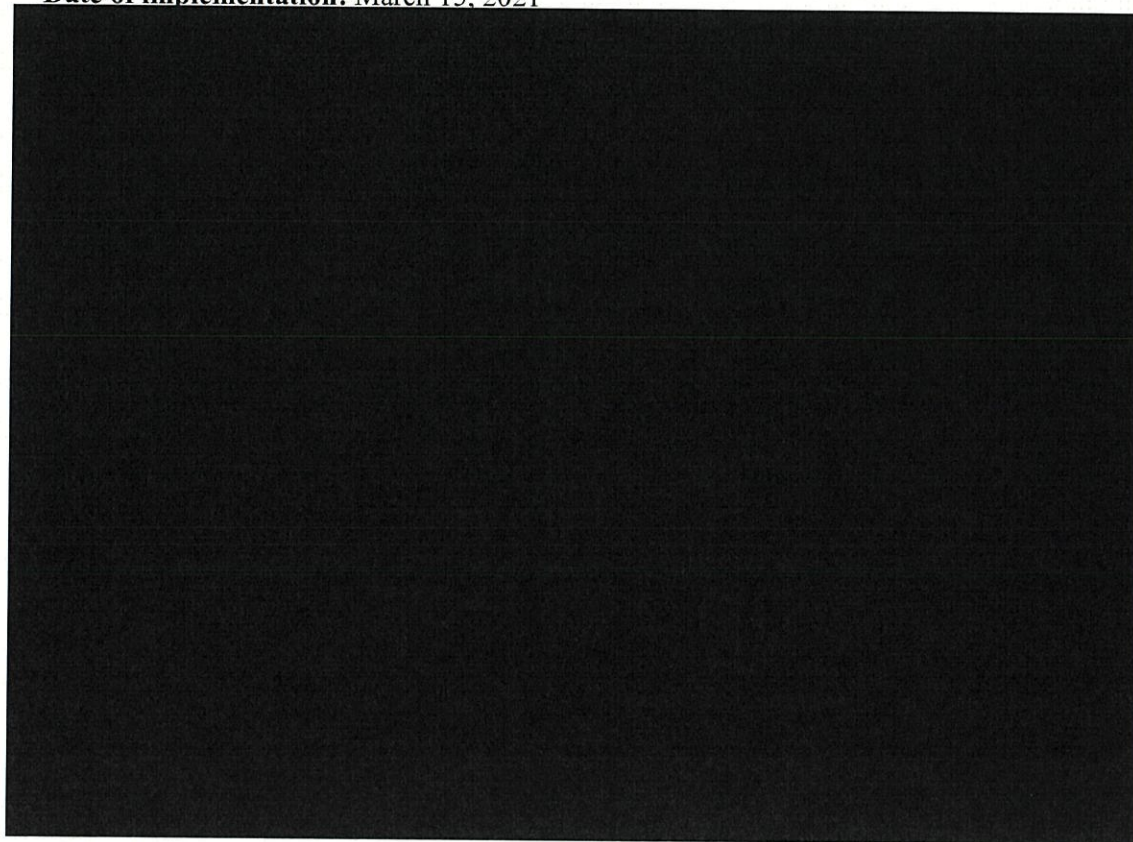
Name of Workshop: Urban Redevelopment

Date of implementation: March 8, 2021

**Contents of the Workshop:**

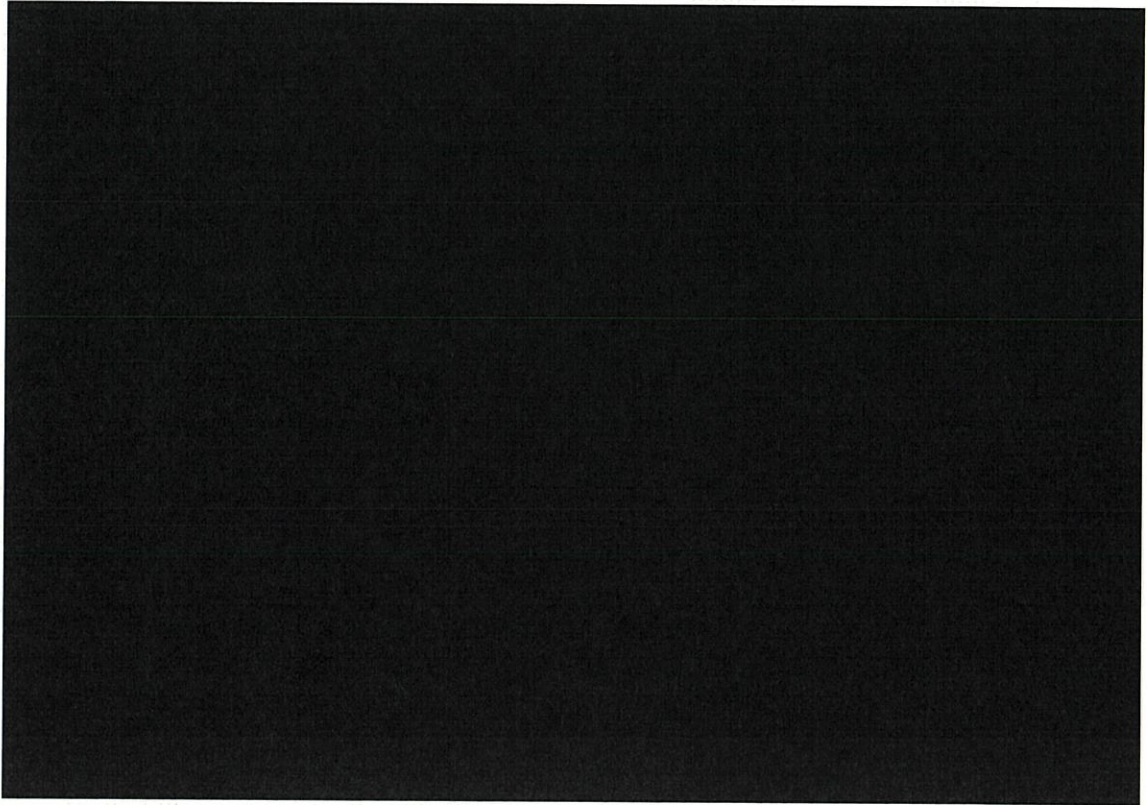
This workshop was conducted focusing on the introduction of the Urban Redevelopment (UR) project to the participants of MUDL side. Since the process of Urban Redevelopment is too complicated to be covered and understood in 3 hours, that is why, first, the important points of the UR project, its mechanism, and the planning process was explained during this workshop. Some UR sample projects that were examined by JICA Technical from 2016 to 2020 were also explained during this workshop.

In the exchange of opinions and discussions, the MUDL team asked questions related to differences between the land readjustment (LR) project and the urban redevelopment (UR) project. There were also questions about how the LRUR project would be treated differently if the target project site includes government land. All the mentioned questions were answered in detail during the workshop.

(5) Fifth Japan-based Workshop:**Name of Workshop:** Flat for Land (FFL)**Date of implementation:** March 15, 2021**Contents of the Workshop:**

This workshop was held on introduction of the Flat for Land (FFL) method for the participants of this workshop on the MUDL side. The JICA study team is involved in a case study of the Flat-for-land (FFL) project, which is one of the urban redevelopment methods used for the purpose of housing development and supply. MUDL also has experience in planning and implementing projects by applying a similar method like FFL in the Macrorayan 5 (development and supply of apartment buildings) project in Kabul. The planning and implementation of the mentioned project was outsourced to a private sector.

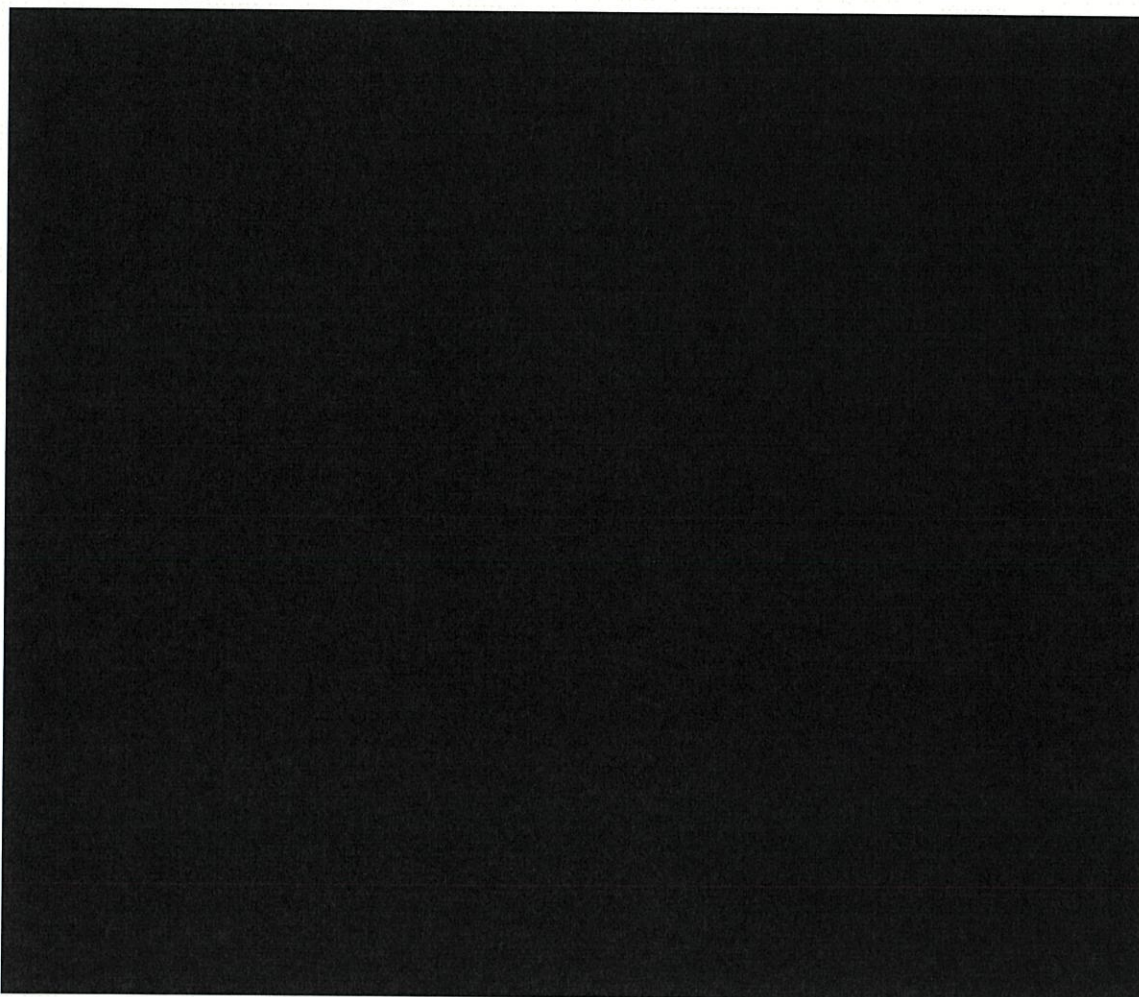
In this workshop, the basics of FFL calculation, the important points of the FFL project, its mechanism, and the planning process were explained. In addition, the FFL sample project examined by JICA Technical Team from 2016 to 2020 was explained and discussed issues related to consensus building.

(6) Sixth Japan-based Workshop:**Name of Workshop:** Land Readjustment (LR)**Date of implementation:** March 17, 2021**Contents of the Workshop:**

The JICA study team conducted this workshop focusing on the introduction of the land readjustment (LR) project to the participants from the MUDL side. The important points of the LR project, its mechanism, and the planning process was explained during the workshop. In addition, the history of Japanese zoning and land -use planning and the zoning system city planning was explained.

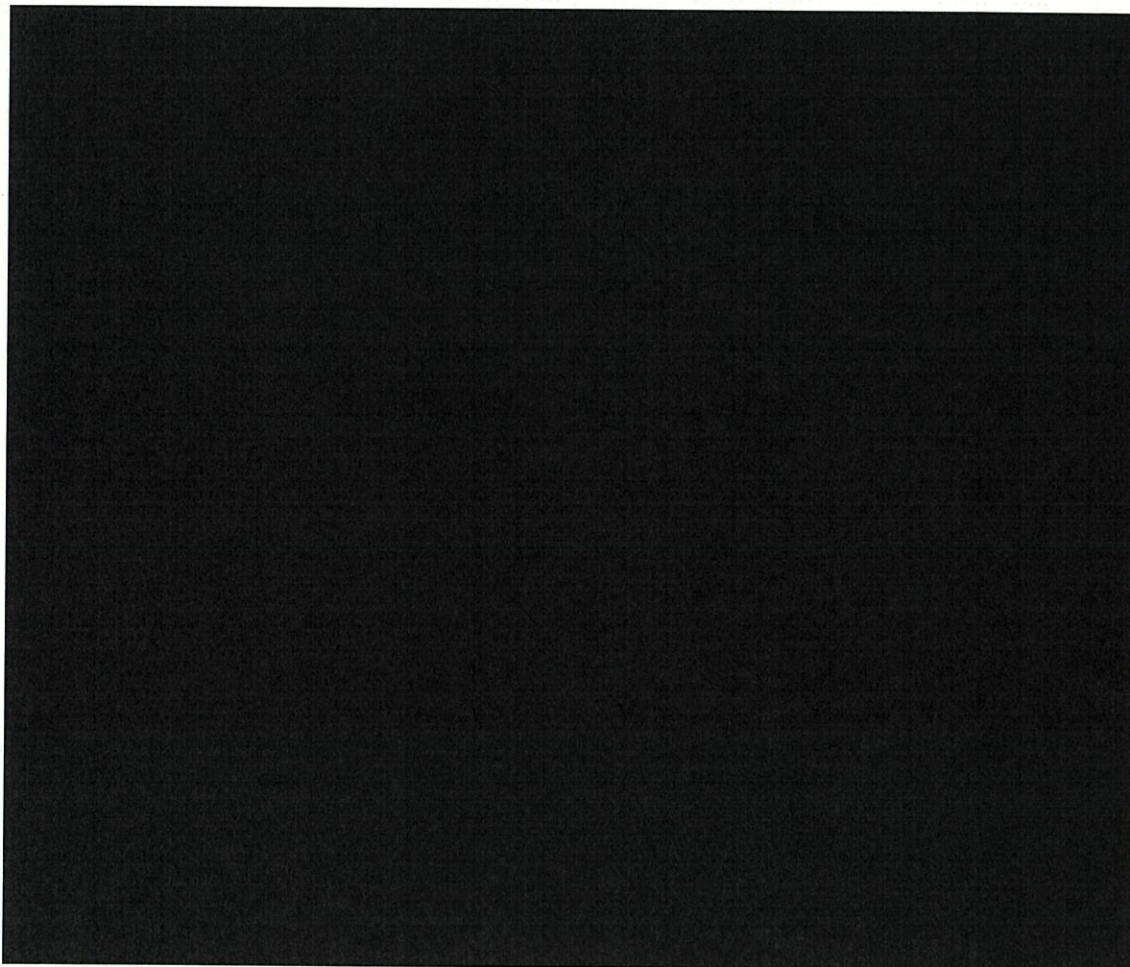
The JICA study team explained the methods of urban development and its differences, adding that land readjustment (LR) is a more common method of urban development in Japan than urban redevelopment.

During explanations and discussions, the MUDL team asked questions about the land readjustment (LR) project and its planning process. There were also questions about zoning and construction management. The above-mentioned questions were answered in detail during the workshop.

(7) Seventh Japan-based Workshop:**Name of Workshop:** Urban Planning Framework and Zoning System**Date of implementation:** May 24, 2021**Contents of the Workshop:**

This workshop was conducted focusing on the introduction of the urban planning framework and zoning system to the participants from the MUDL side. The purpose of this workshop is to explain the necessity of the zoning system in Afghanistan and its relevance to the city planning system for Afghanistan, although the detail plan has been used as the only method for urban planning so far. In addition, through a comparative analysis of the city planning system of Japan and the city planning system of Afghanistan, the characteristics as well as advantages/disadvantages of detail planning for such a country Afghanistan was discussed. Furthermore, the advantages of zoning system was explained in such a case as the population of the country is rapidly increasing and the housing demand is strong.

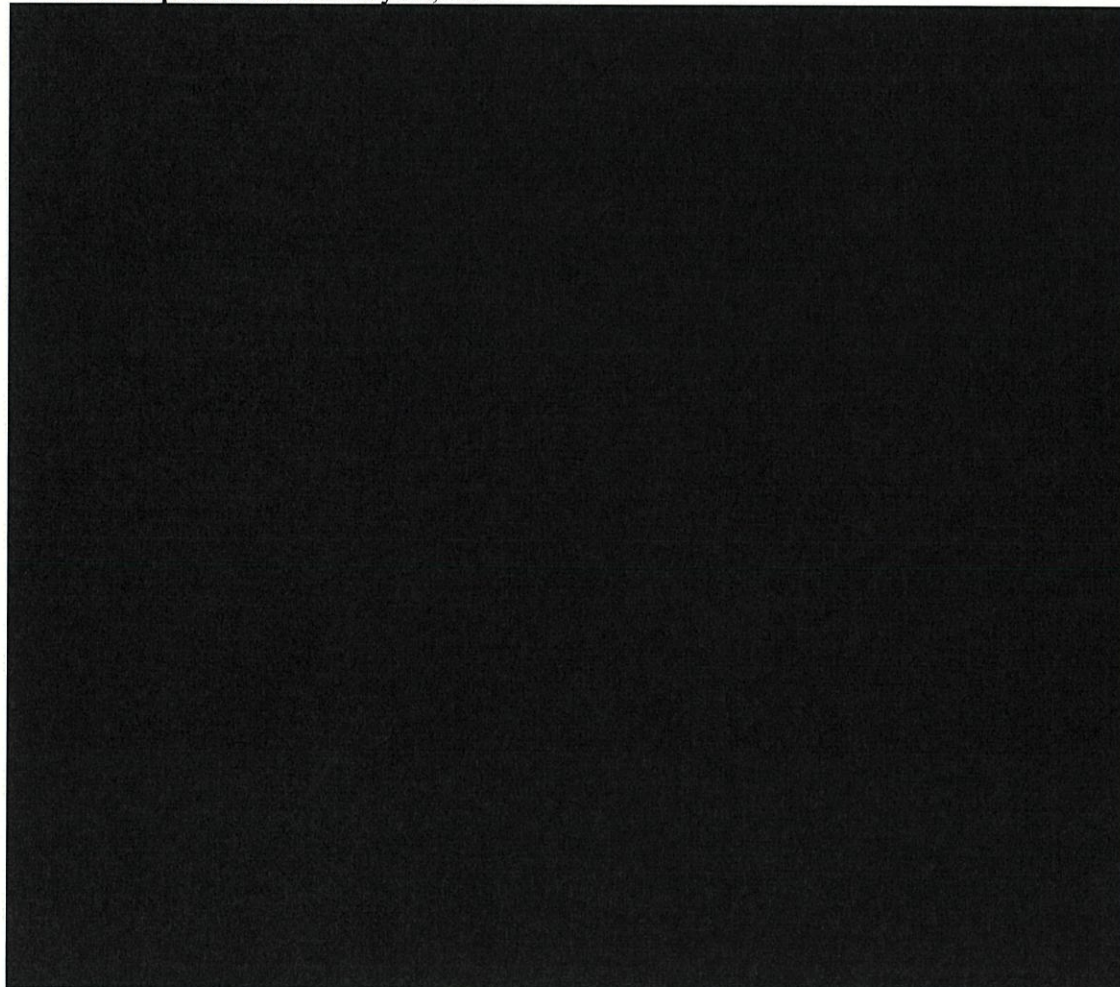
The questions asked by the MUDL team during the exchange of views and discussions were focused on the differences between the Japanese district plans and the Afghanistan detail plans, and the details of the differences between the detail plan and the zoning system.

(8) Eighth Japan-based Workshop:**Name of Workshop:** Zoning and Land-Use Planning**Date of implementation:** May 26, 2021**Contents of the Workshop:**

This workshop was the continuation of the previous workshop that was held for the MUDL side on the introduction of the framework of city planning and the zoning system. At this workshop, the relationship between JICA's land use planning and zoning plan, points to keep in mind when introducing the zoning system, etc. were discussed.

Also, during this workshop practical discussions and group analysis sessions were conducted. The contents of the research and analysis on the matters strongly related to the reason why the detail plan system is difficult to function (the situation of population growth in Afghanistan) was also explained. The participants of this workshop on the MUDL side were asked to investigate the population growth situation in Kabul, Mazar-i-Sharif, Kandahar, Herat, and Jalalabad and share the results.

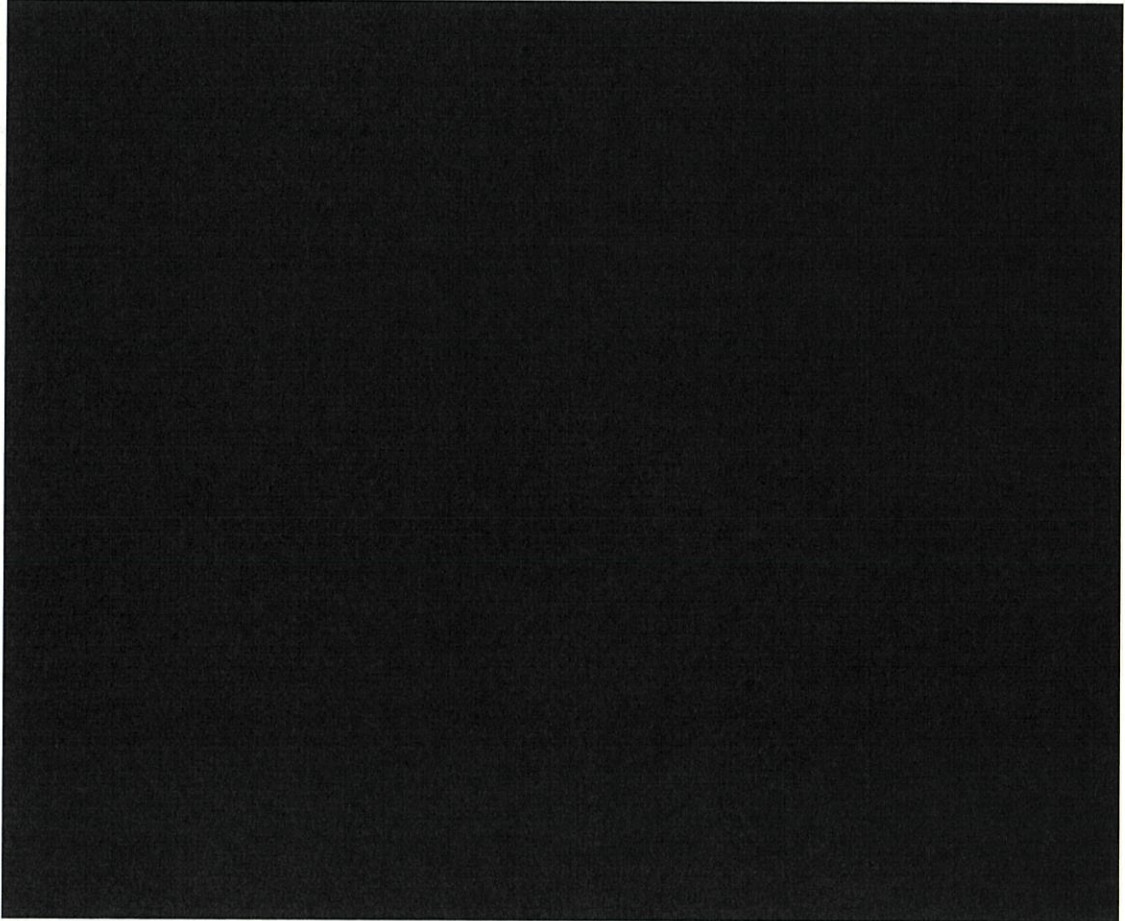
In addition, during this workshop the MUDL side was given a lecture on specified building coverage ratio (FAR), floor area ratio (BCR), setback, and building height restrictions. The participants from the MUDL side were given some tasks related to making a construction plan based on zoning system.

(9) Ninth Japan-based Workshop:**Name of Workshop:** Basics of Land Readjustment (LR)**Date of implementation:** May 31, 2021**Contents of the Workshop:**

This workshop mainly focused on introducing the basics of land readjustment methods to the participants of this workshop on the MUDL side. The lecturers explained that the importance and necessity of land readjustment method in Afghanistan, examples of land readjustment projects in Japan, and the framework of land readjustment during the workshop. In addition, the lecturers emphasized the important points of the land readjustment project, its mechanism, and the planning process.

The points that the MUDL team asked during the exchange of opinions and discussions were about the planning process of the land readjustment project, the calculation of the contribution rate, and the land prices before and after the land readjustment project. The mentioned questions were answered in detail during the workshop.

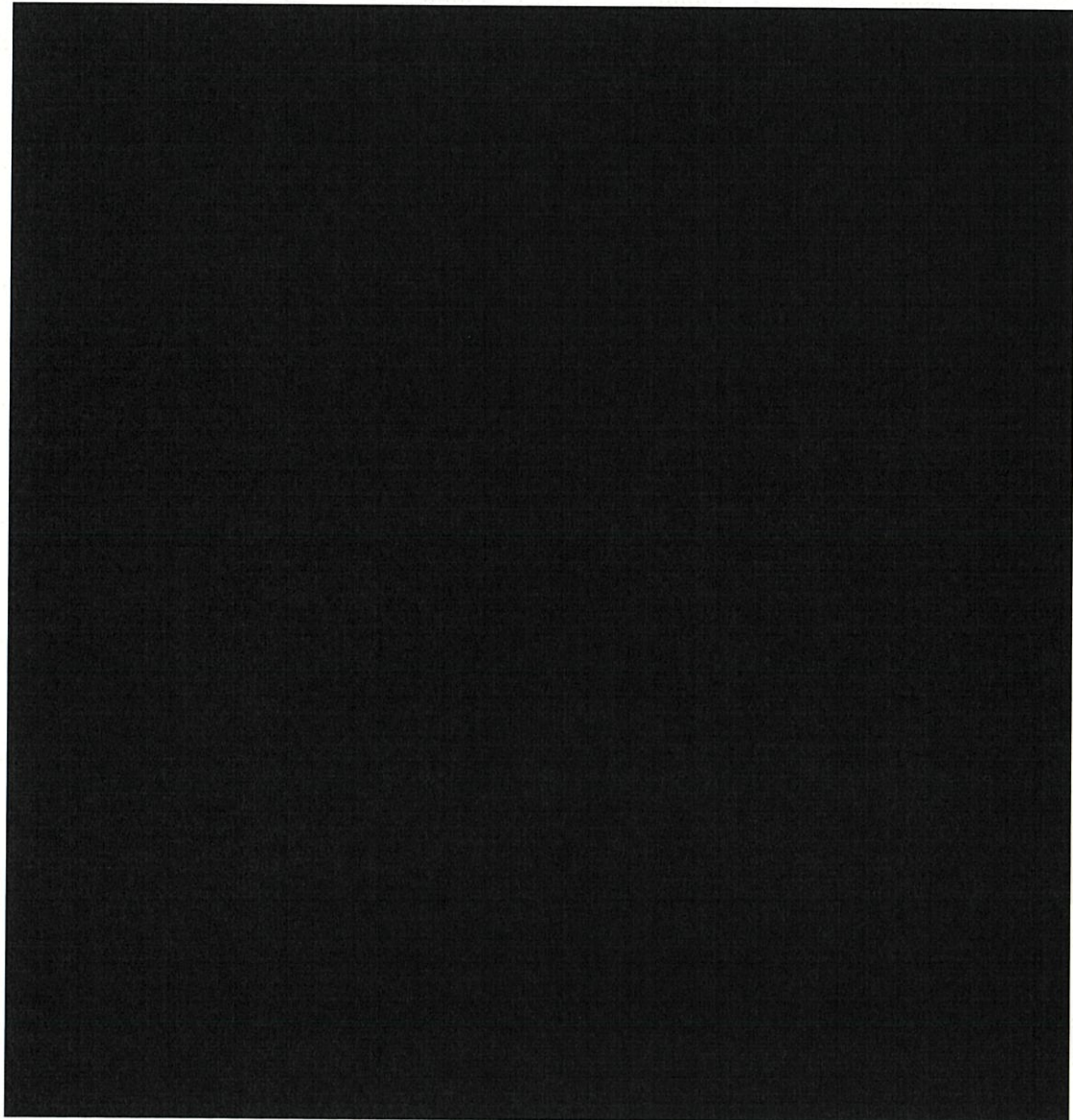
As an exercise, the JICA study team asked the participants of this workshop on the MUDL side to calculate the “Increase Rate and Proportional Rate” to check the feasibility of the project, and to check the feasibility of a project if the land is pre-purchased by MUDL.

(10) Tenth Japan-based Workshop:**Name of Workshop:** Land Readjustment and Urban Redevelopment Framework**Date of implementation:** June 2, 2021**Contents of the Workshop:**

The JICA Study Team conducted this workshop for the participants of the MUDL side that was focusing on introducing the outline of the land readjustment / urban redevelopment (LR / UR) this is currently enacted in Afghanistan. During this workshop, the main context of LR / UR regulation and LR / UR framework, implementation stages of LR / UR project, example of LR / UR sample project at Kabul City Hall, Replotting method, land ownership in LR / UR and the contribution rate of landowners were explained.

The questions asked by the MUDL team during the exchange of opinions and discussions were focused on the financial land calculation and replotting method for the land readjustment project, and the financial resources for the LR / UR project. The mentioned questions were answered in detail during the workshop.

In addition, during this workshop the MUDL side participated in an exercise related to the calculation of Contribution Rate. The participants from the MUDL side learned how to conduct the feasibility of the projects and calculated the contribution rate.

(11) Eleventh Japan-based Workshop:**Name of Workshop:** Establishment of Professional Qualification System for LR in Japan**Date of implementation:** June 16, 2021**Contents of the Workshop:**

This workshop was conducted on topics related to the establishment of a qualification system for land readjustment personnel in Japan. During the workshop it was explained that the establishment of the land readjustment qualification system in Japan is based on the law mentioned in Article 117-3 of the Land Readjustment Act. The purpose of establishing the qualification system for land readjustment is to properly certify experts who have the knowledge and skills necessary for the smooth implementation of land readjustment projects, and land. There were activities such as promoting land readjustment projects and disseminating and expanding specialized knowledge about land readjustment projects. The government agency that is in charge of the system is the Ministry of Land, Infrastructure, Transport and Tourism.

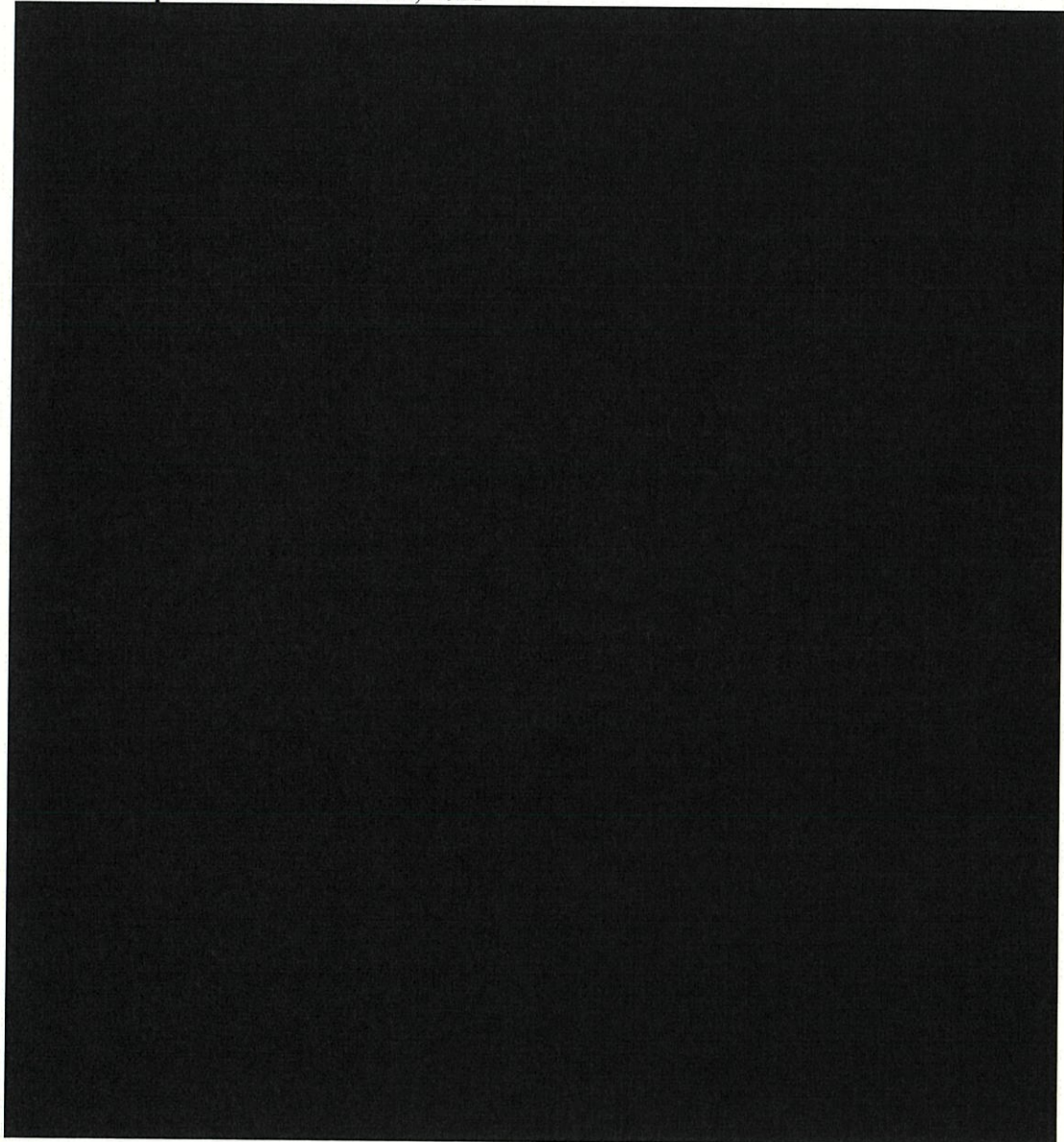
Also, during the workshop it was explained about the eligibility criteria of those who can take the land readjustment professional test. By distinguishing the academic background of the examinee (university graduation, high school graduation, college graduate), the faculty / department (civil engineering /

architecture / urban engineering, etc. of the engineering department, law department, etc.) whether or not one is eligible to take the exam depends on the number of years of work experience. The participants of the workshop from MUDL side understood the importance of the professional qualification system and discussed topics on how to introduce such qualification systems in Afghanistan.

(12) Twelfth Japan-based Workshop:

Name of Workshop: Housing Finance in Japan

Date of implementation: June 21, 2021



Contents of the Workshop:

This workshop was held on topics related Housing Finance in Japan. The main contents that were explained during the workshop were Japan's housing problems and housing policy and explanation related to Japan Housing Corporation.

The MUDL side asked about the initial national budget for the Japanese housing sector after World War II. In response, the JICA study team explained that in order to solve the problem, the government established the Japan Housing Corporation (currently known as the Independent Administrative

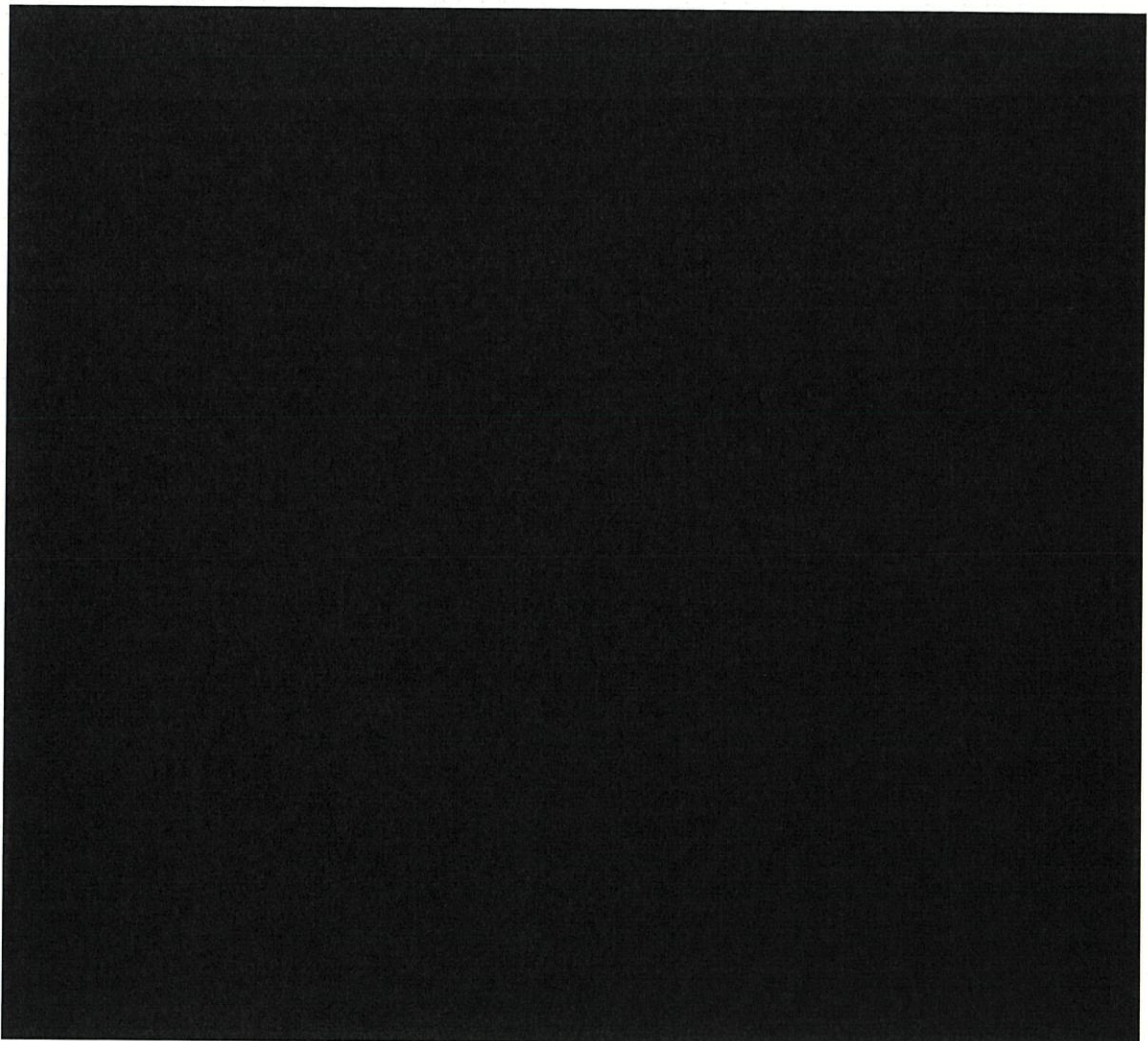
Institution Urban Renewal Organization (UR)) in 1955, and is constructing housing estates in metropolitan areas such as Tokyo, Osaka and some other cities. The housing construction industry has established itself as one of the core industries that bear the foundation of economic development by improving the legal system, modernizing the housing construction industry, expanding the scale of companies, responding to social demands, etc. In addition, Japan began to take the path to rapid economic development in the wake of special demand caused by the Korean War. And, Japan Post Bank savings also played an important role in housing construction and supply.


The MUDL side asked additional questions about the progress in housing hardware in Japan. The JICA Study Team explained that after the war, while the conventional construction method developed, the development and supply of industrialized houses (some parts of the house, or almost all of them are manufactured at the factory and the building is assembled at the construction site) began. After the war, many prefabricated housing manufacturers were established in Japan. Currently, there are various types of such industrialized housing construction methods in Japan such as wood panel type, lightweight steel frame type, prefabricated concrete type, etc.

(13) Thirteenth Japan-based Workshop:

Name of Workshop: Planning & Implementation Process of LR/UR

Date of implementation: June 23, 2021




Contents of the Workshop:

This workshop was conducted focusing on introducing the implementation process of the land readjustment / urban redevelopment plan to the participants of this workshop from MUDL side. In this workshop, the workflow of land readjustment projects, the project formulation process, the process of creating concept plans, and the process of creating and approving development and business plans were explained.

JICA's technical experts emphasized not only on planning but also project implementation. The LRUR projects are implemented through a self-financing mechanism to recover the invested funds. Also, a system to legally and procedurally back up the implementation of LRUR projects is established, so it will be possible to promote the implementation and realization of many projects.

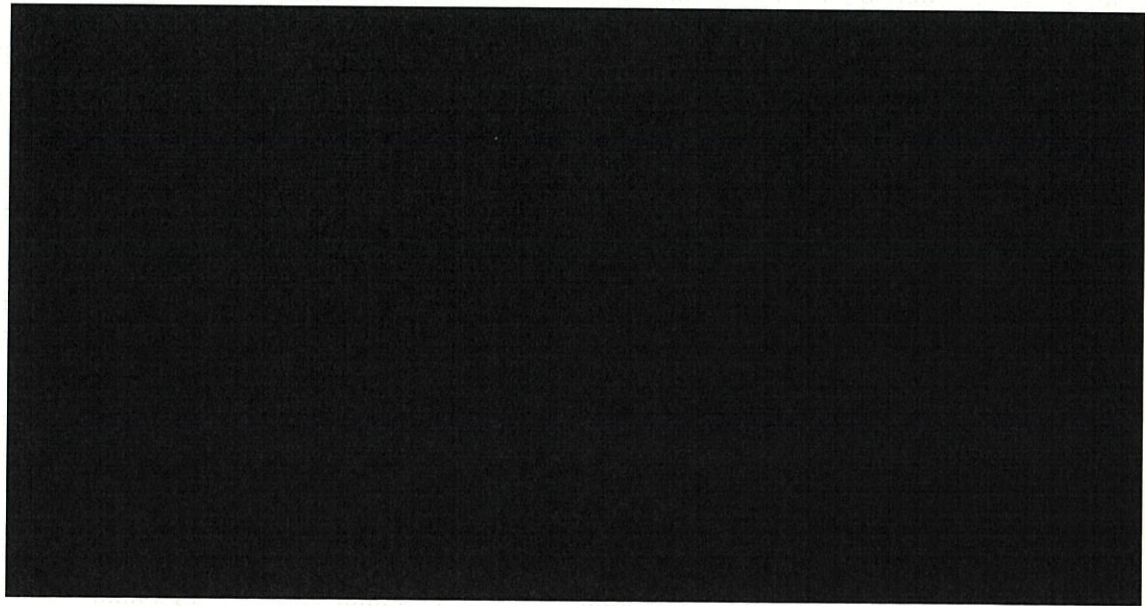
During this workshop it was discussed that Kabul Municipality has experienced the planning and implementation of LRUR sample projects in Kabul with the technical support of JICA, and in order to extend such support to other local cities, the MUDL side need to understand the planning and implementation process of the LR / UR project. And, the JICA side also plans the LRUR project in the local city. It is very important to predict what kind of procedures will be taken when formulating and implementing, and what kind of issues will come along the way when introducing the LRUR mechanisms to local cities.

(14) Fourteenth Japan-based Workshop:

Name of Workshop: Utilization of FFL on 3 Housing Projects of MUDL

Date of implementation: June 27, 2021



**Contents of the Workshop:**

This workshop was conducted on the Utilization of FFL on 3 Housing Projects of MUDL in Afghanistan. The main contents of the workshop included topics related Flat-for-Land (FFL), Building Plot and Zoning.

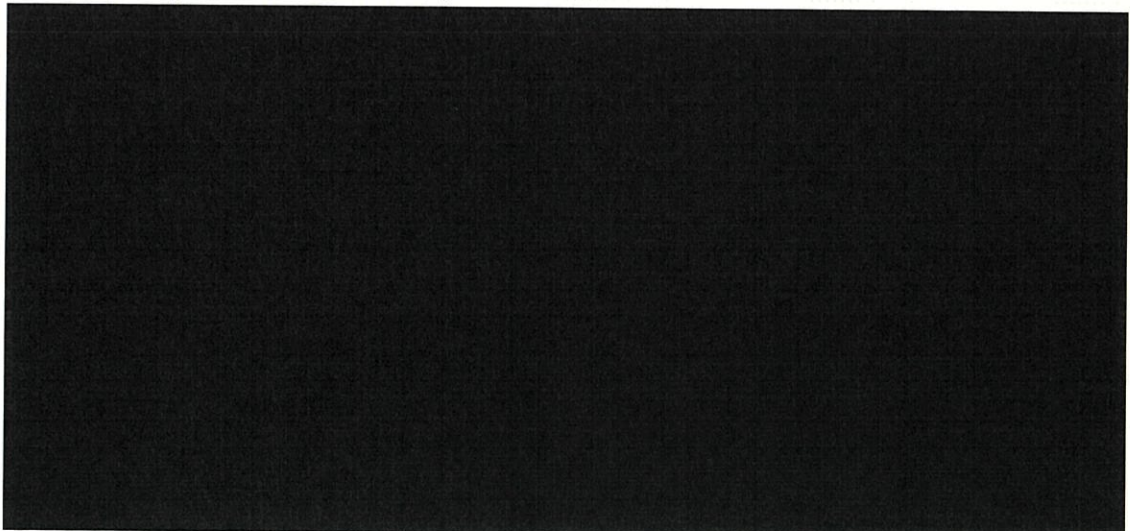
During the workshop the basics of Flat-for-land (FFL) project such as basics of FFL calculation, introduced the important points of the FFL project, its mechanism, and the planning process, which is one of the urban redevelopment methods used for the purpose of housing development and supply were explained to the participants from MUDL side. In addition, an exercise related to a case study of FFL was held.

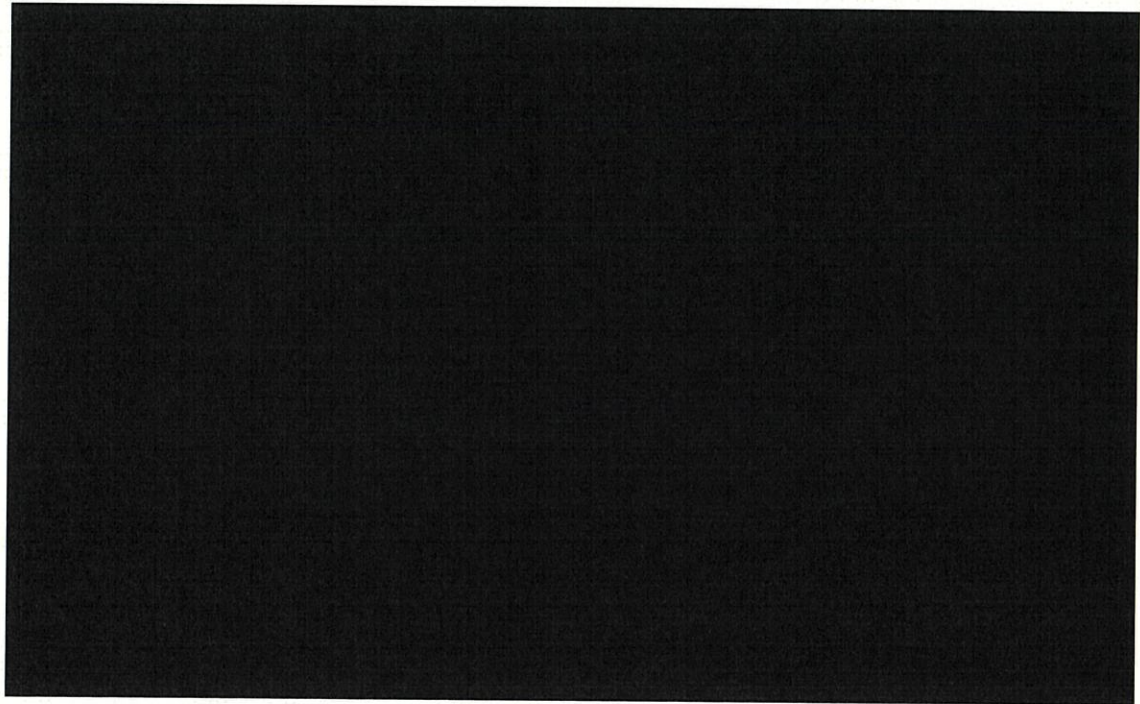
The JICA study team explained that the feasibility study of the Housing project needs to consider not only during the physical planning but also the financial aspect (business balance forecasting aspect), legal and institutional aspects of the project and project implementation.

(15) Fifteenth Japan-based Workshop:

Name of Workshop: Planning & Implementation Process of LR/UR (Part II)

Date of implementation: June 29, 2021



**Contents of the Workshop:**

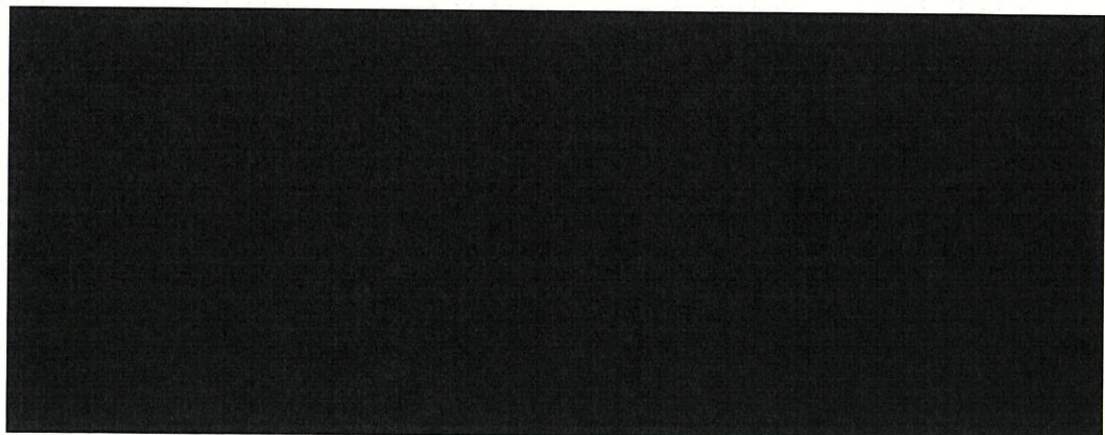
This workshop was conducted as part of continuation of the previous workshop that was held on June 23, which was related to introduction of the implementation process of the land readjustment / urban redevelopment plan. During this workshop the workflow of land readjustment projects, project formation process, concept plan creation process, development plan and business plan creation and approval process, were discussed in more detail and exchanged opinions with MUDL side.

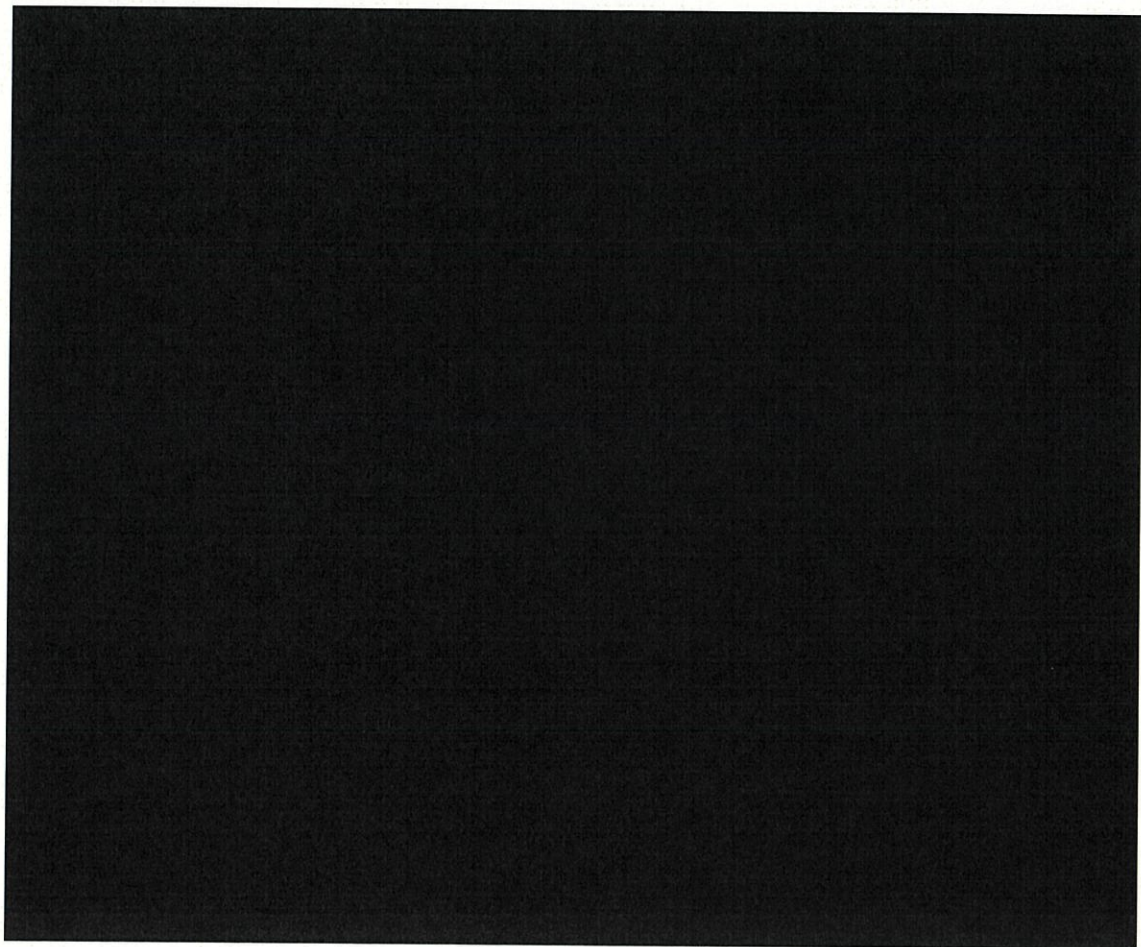
The points that the MUDL team asked during the exchange of opinions and discussions were related to the calculation of the financial land of the land readjustment project, the use of the financial land, the calculation of the contribution rate, how to proceed with consensus building, and Replotting. Also, some questions focused on the method of (reservation), the procurement of necessary funds for the LR / UR business, and the fund recovery mechanism. The lecturers answered in response to the questions raised in detail while conducting exercises during the workshop.

(16) Sixteenth Japan-based Workshop:

Name of Workshop: Utilization of UR on 3 Housing Projects of MUDL (Part I)

Date of implementation: June 30, 2021



**Contents of the Workshop:**

This workshop was conducted on the cases of utilizing Urban Redevelopment (UR) in three housing projects of MUDL in Afghanistan. The main contents of the workshop included topics related to effective and efficient land use plan for areas to be highly utilized, the basis of evaluation in the mechanism of the real estate market, introducing examples of Japanese projects that induced redevelopment of the surroundings as a chain reaction with great impact and the history of Mass Housing Supply, the housing typology of each country and history of Urban Renaissance Agency.

The JICA study team explained three case study projects in Japan, and these projects were implemented by utilizing the Urban Redevelopment (UR). The case studies of these projects, their relationships with the projects that MUDL is considering, and matters that can be used as MUDL references were discussed.

During the workshop an informal questionnaire survey conducted from MUDL participants, as a result it was found that the power outages occur frequently in Kabul due to power shortages, so many people go up and down stairs without an elevator. That is why many people prefer to stay in apartment building that has 5 or less floors. However, considering the population growth in Kabul and other major cities in Afghanistan, it is inevitably advised that advanced use of land is essential to realize a steady increase in the number of housing construction supplies in order to accept the rapid population increase.

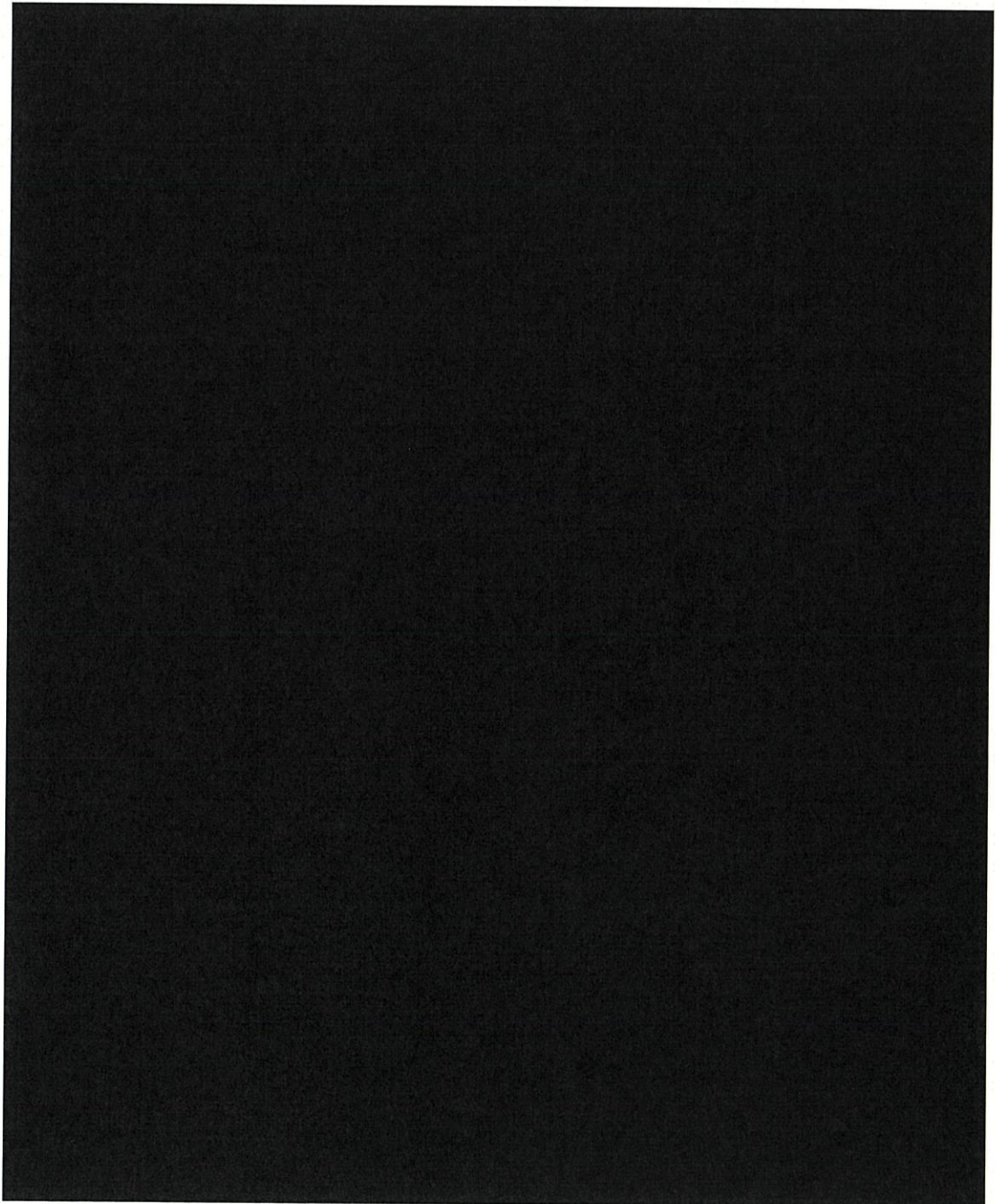
In addition, matter related to affordable housing was discussed during the workshop. According to MUDL, it provides urban services not only to high-income groups but also to low- and middle-income groups, and is planning to provide low-income groups with affordable (affordable) housing. In order to make this possible, it is important to reduce construction costs. Considering that view point, MUDL members expressed their desire to learn the construction methods and techniques used in Japan in order

to reduce construction costs. The JICA study team explained that reducing construction costs is a major challenge for all countries around the world. On the other hand, it was pointed out that there is a limit to how much cost reduction measures can be taken. Therefore, it is important to consider measures such as subsidies and public housing for low-income groups. In addition, in mixed-use development projects that include not only housing but also commercial functions, measures to secure the business balance even if the selling price of residential areas is lowered by raising the selling price for commercial and other purposes are taken in consideration, which is an important point.

(17) Seventeenth Japan-based Workshop:

Name of Workshop: Housing development project by Land Readjustment (LR)

Date of implementation: July 5, 2021



Contents of the Workshop:

This workshop was conducted on planning and implementing housing development project by LR. The main contents of the workshop included National housing policies around the world, Economic and financial housing support focused on mortgage, interest rate / exemption during loan period, etc., Physical points of private housing, Housing support (public sector and private sector) and Zoning.

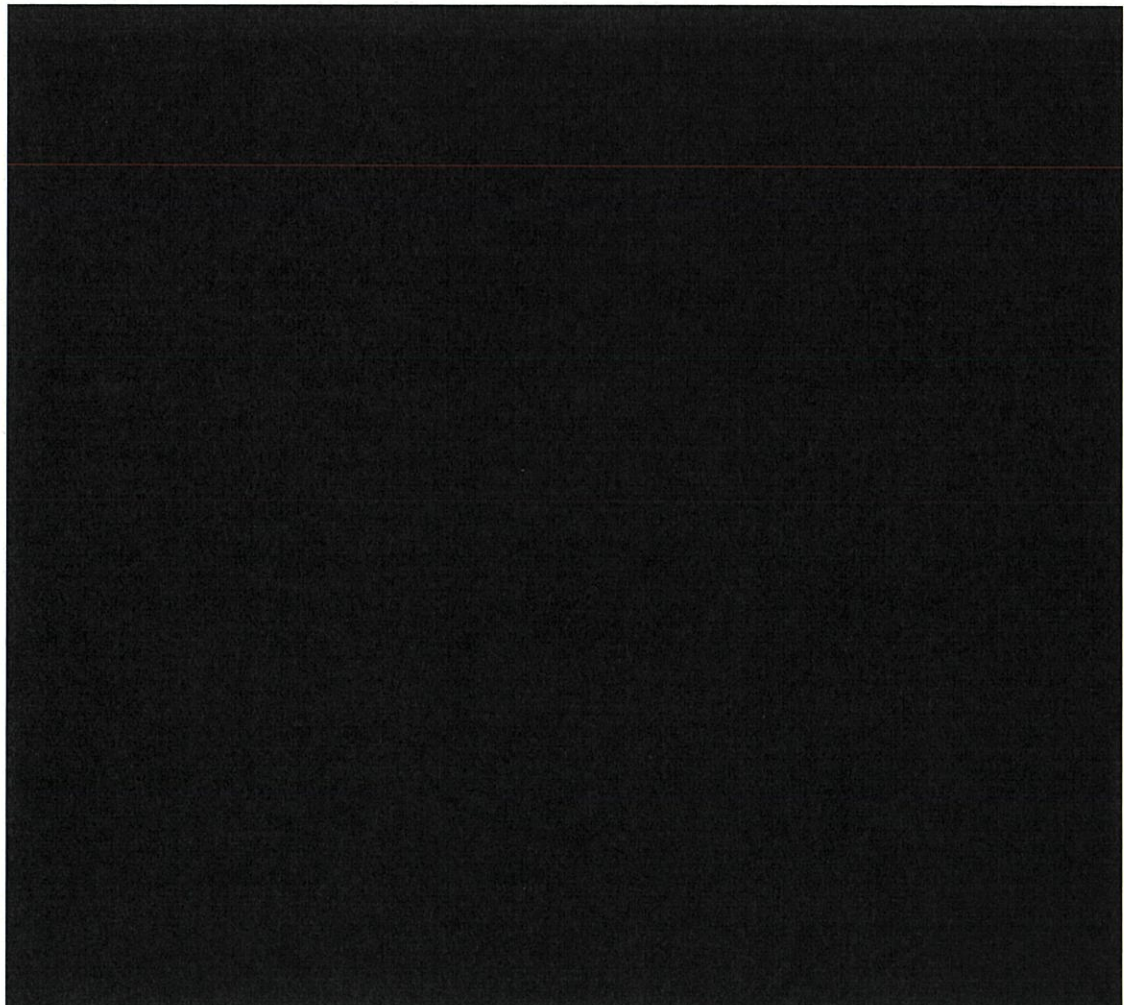
In addition, at the workshop, the important points of the LR projects, the mechanism and planning process of LR projects were explained. Some important points to be considered from the viewpoint of urban design when creating a site plan for the project site were explained during the workshop. Furthermore, during the workshop it was emphasized that some key points shall be kept in mind from the perspective of urban planning and urban design such as checking the purpose of development, checking the surrounding conditions, checking the road network, checking facilities and buildings on the premises and checking social facilities and public facilities

Also, during the workshop the three housing project cases of MUDL were discussed and reviewed. Opinions were exchanged and discussed on matters related to land readjustment, the relationship with the projects that MUDL is considering, and matters that can be used as reference for MUDL.

(18) Eighteenth Japan-based Workshop:

Name of Workshop: Land Price Determination

Date of implementation: July 6, 2021



**Contents of the Workshop:**

This workshop was held on explaining Japanese real estate prices and evaluations to the participants of MUDL side, and held a Q & A and opinion exchange session. In this workshop, opinions related to how to determine real estate prices, types of real estate prices, valuation of real estate values, methods of valuing real estate values, and real estate appraisal systems were exchanged.

This workshop focused on matters related to real estate and particularly the land that is the target of the land readjustment project. Based on the explanation, real estate prices are determined by the balance between “Demand” and “Supply”, and the factor that directly affects real estate prices is the social economy.

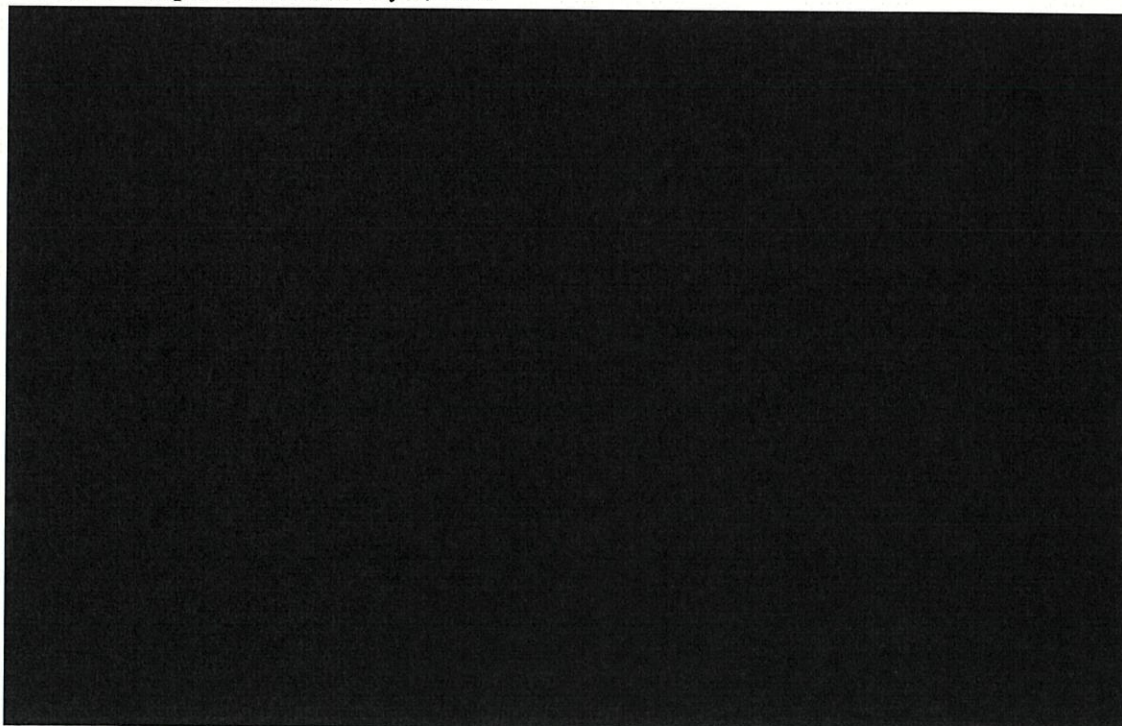
According to the JICA Study Team, real estate prices are determined in two ways: market price and policy price. Market price is determined by the market (negotiation between seller and buyer). Policy price is determined by government and real estate experts (based on government policy). Real estate prices based on this government policy are determined for the purpose of collecting fixed asset tax and inheritance tax.

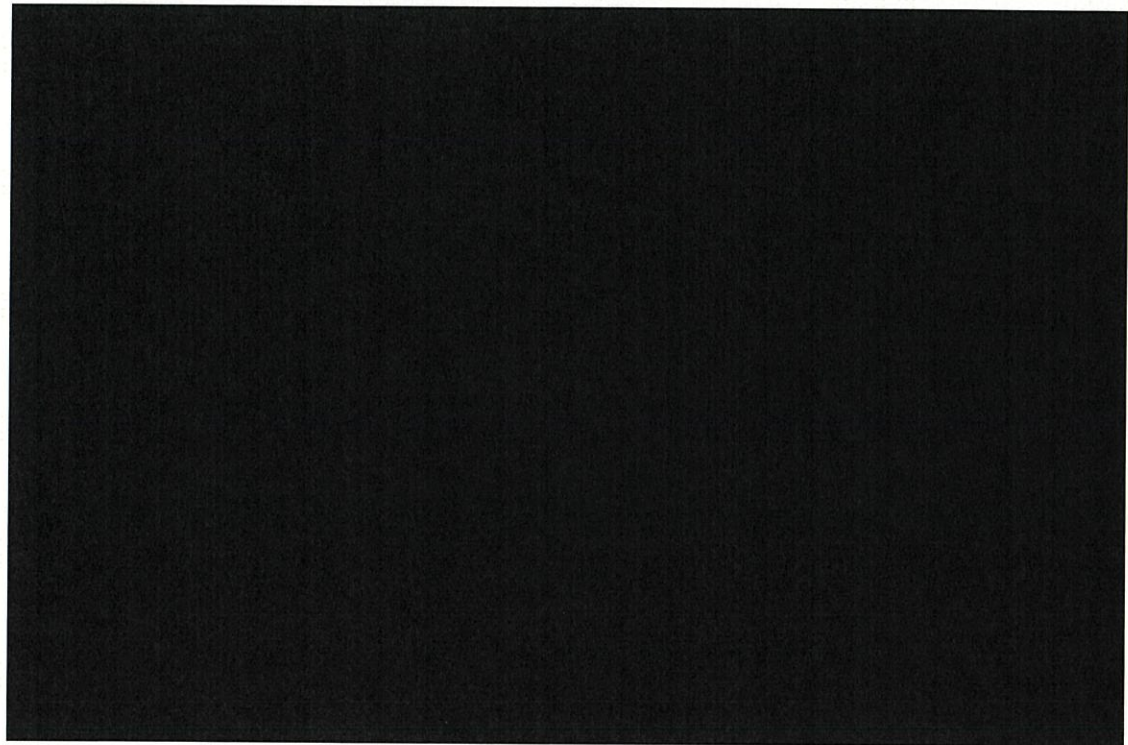
Some questions raised by the MUDL team during the exchange and discussion session on the calculation of Fixed asset tax and Inheritance tax, the types of real estate prices and how to assess real estate value were discussed in detail.

(19) Nineteenth Japan-based Workshop:

Name of Workshop: Utilization of UR for Housing Projects

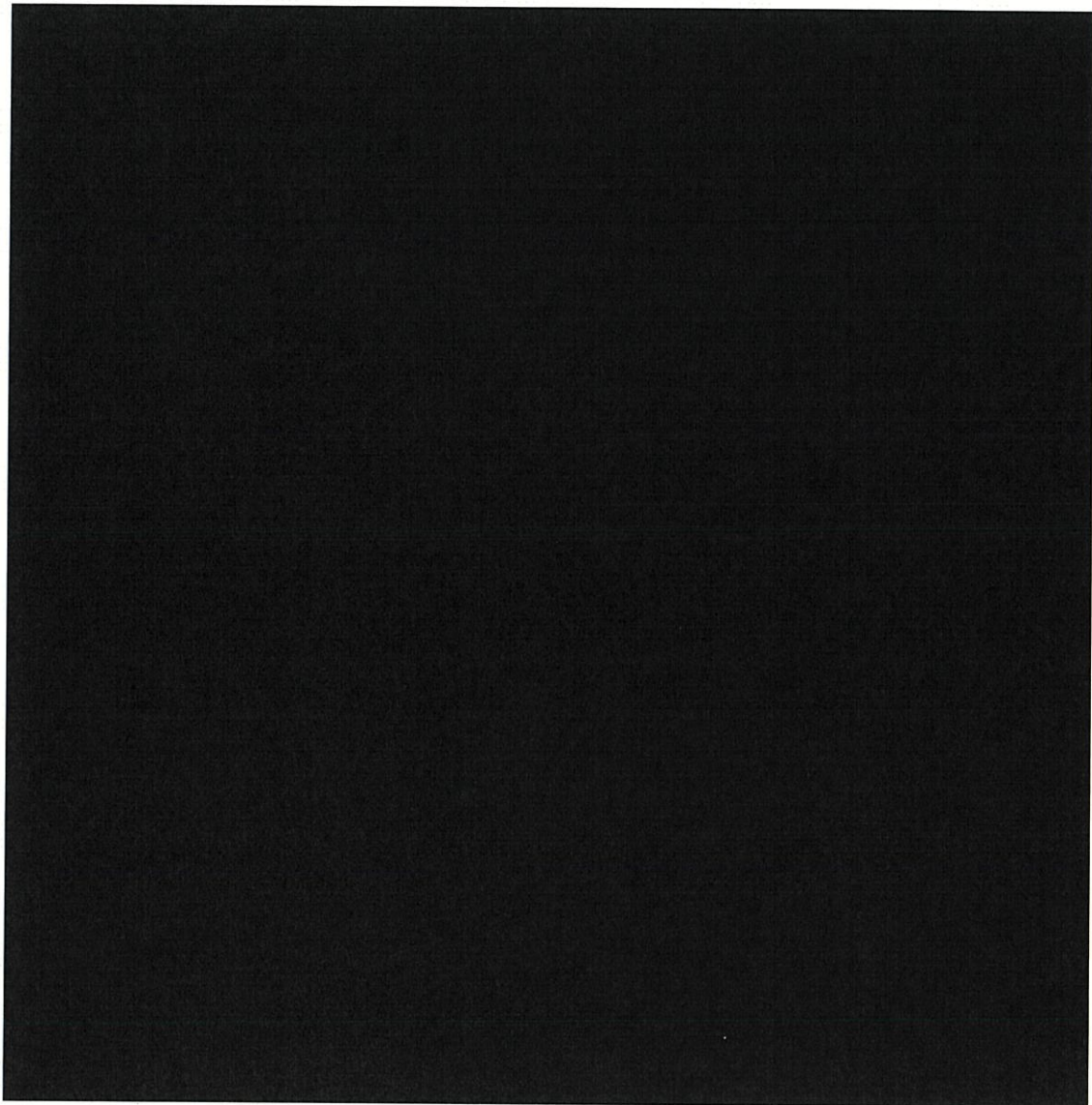
Date of implementation: July 8, 2021



**Contents of the Workshop:**

This workshop was conducted on the matters related to effective and advanced land use that could create a lot of value in the surrounding area. Some of the positive and negative points of the projects that MUDL proposed in D8, D12, and D22 were explained and discussed. In addition, the urban redevelopment project in the south area of Kawanishinoseguchi Station was explained. The area is on the south side of Kawanishinoseguchi New Station, and it is a key area around the station. Since the urgency of public facility development was high and the project area was vast, it was redeveloped by the city enforcement. Also, the urban development project of Branch Otsukyo was explained. Branch Otsukyo is a large-scale commercial complex constructed and maintained by the redevelopment of the former site of the Otsu Biwako Bicycle Racetrack, along Lake Biwa in Otsu City, Shiga Prefecture, within walking distance from Otsukyo Station.

During this workshop one more urban development project in the south exit area of Ashihana Koen Station was explained. In the area in front of this station, the Type 1 Urban Renewal was conducted in order to effectively and soundly use the land, renew the urban functions, revitalize the area, make the buildings incombustible, and improve the living environment at the Ashihana Koen Station South Exit Area. After the construction was completed, the designation of the area was also changed. As a cityscape formation type redevelopment, it was an urban redevelopment project based on sharing and branching.

(20) Twentieth Japan-based Workshop:**Name of Workshop:** Real Estate Appraisal System**Date of implementation:** July 12, 2021**Contents of the Workshop:**

This workshop was conducted on topics related to real estate pricing mechanisms. During the workshop it was explained that the basis of the real estate pricing mechanism is that it is determined by supply and demand. Therefore, real estate prices fluctuate greatly depending on economic conditions. However, in reality it is influenced by speculative and fictitious demand. In addition, the matter related to monetary easing progresses that triggers bubble phenomenon that usually collapses later was explained.

Also, during the workshop it was explained that the market price is determined by the balance between supply and demand (negotiation between the seller and the buyer). The policy price is determined by (the price based on the market price but multiplied by the policy variable). The reason why there is a policy price is that it is necessary to have a number that is the basis for calculating taxes (property tax and inheritance tax).

In addition, the real estate appraisal system was explained that it aims to calculate the price that would be possible if there was a normal market. It means that experts will evaluate it on behalf of the market.

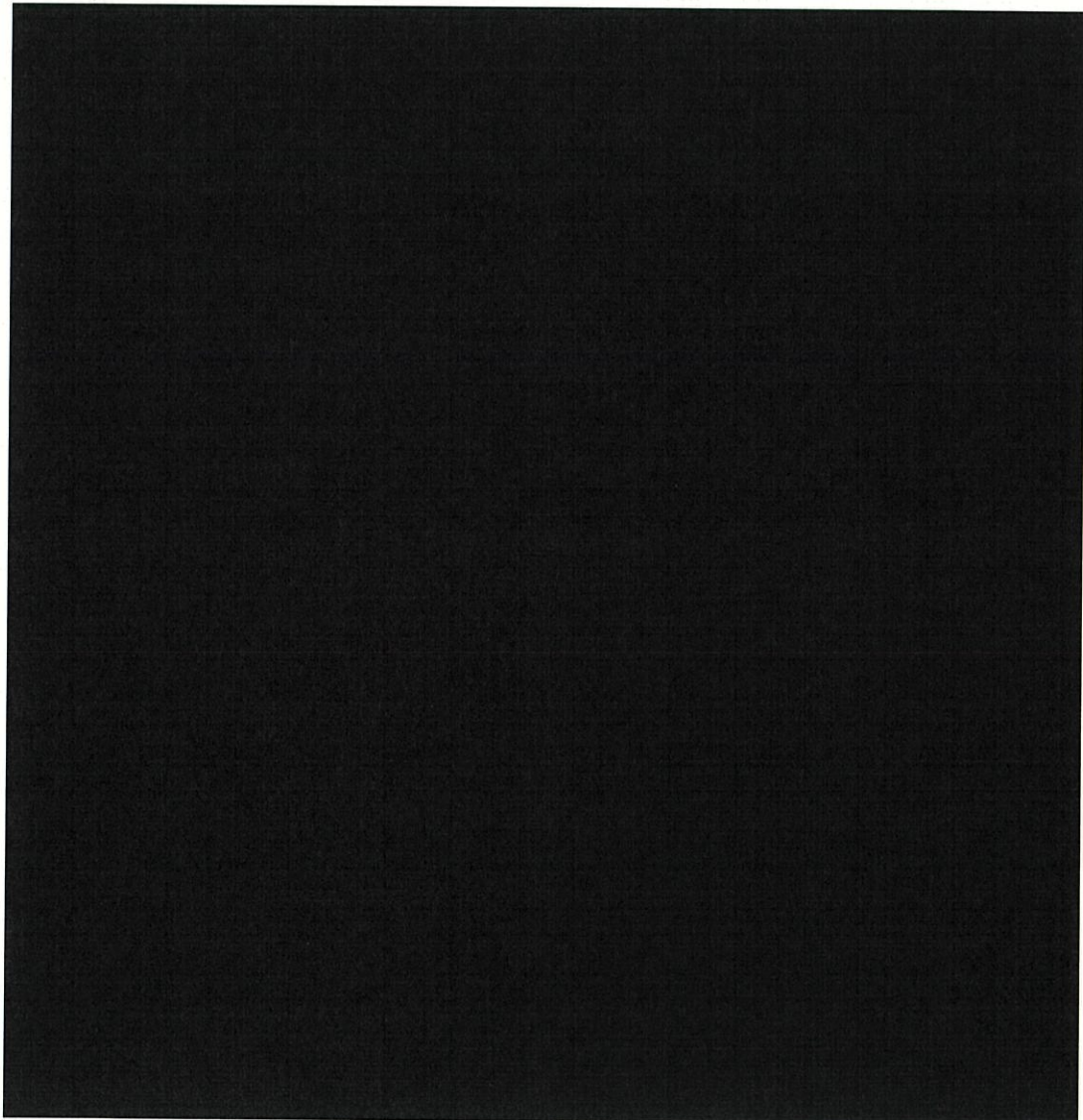
In Japan, real estate can only be evaluated by real estate appraisers who have passed the national qualification test. In Japan, a real estate appraiser is a nationally recognized qualification. There are two types of real estate appraisal systems: real estate appraisers and assistant real estate appraisers. The national examination for real estate appraisers is held once a year.

A detailed lecture and explanation on the evaluation of urban redevelopment projects and land readjustment projects were conducted during the workshop. Land valuation in land readjustment projects has a different purpose than valuation for land sales and taxation. The land readjustment project will determine how the utility value of residential land will change before and after the land readjustment project. Therefore, the price itself is not calculated, but the relative difference between before and after the implementation of the project at the target site is shown as an index. Based on the explanation in the workshop, there are various other evaluation methods, but the most used method is the land price type land evaluation method.

(21) Twenty first Japan-based Workshop:

Name of Workshop: Land-Use Planning and Demand Projection in Local Cities

Date of implementation: July 14, 2021



Contents of the Workshop:

This workshop was conducted on the explanation of land use planning and demand forecasting for the participants of MUDL side. During this workshop, in particular, the basic theory of land use planning, land use planning for residential areas, land use planning for industrial areas, land use planning for new cities, examples of land use planning in Japan and the land use planning system in Japan were explained and discussed.

During the workshop it was explained that the land use plan shows the development vision and population distribution of a particular district. Land use corresponds to the population distribution forecast based on the future outlook of the population. There are three stages in how to proceed with a land use plan. Future forecast considering policy examination stage of population allocation, land use planning stage, and refinement adjustment stage. It was also explained that the “gross population density” is calculated instead of “net population density” when calculating land use plans. This is related to the treatment of land where uninhabited public facilities are located.

The questions asked by the MUDL team during the exchange of opinions and discussions were concentrated on land use management in Japan and the land use planning system in Japan, which were discussed in detail during the workshop.