

Collaborative Implementation of Master Plans in Afghanistan's Context Considering Land Readjustment as Case Study

Authors : Ahmad Javid Habib, Tetsuo Kidokoro

Abstract : There is an increasing demand for developing urban land to provide better living conditions for all citizens in Afghanistan. Most of the development will involve the acquisition of land. And the current land acquisition method practiced by central government is expropriation, which is a cash-based transaction method that imposes heavy fiscal burden on local municipalities and central government, and it does not protect ownership rights and social equity of landowners besides it relocates the urban poor to remote areas with limited access to jobs and public services. The questionnaire analysis, backed by observations of different case studies in countries where land readjustment is used as a collaborative land development tool indicates that the method plays a key role in valuing landowners' rights, giving other community members and stakeholders the opportunity to collaboratively implement urban development projects. The practice of the method is reducing the heavy fiscal burden on the local and central governments and is a better option to deal with the current development challenges in Afghanistan.

Keywords : collaboration, land readjustment, master plan, expropriation

Conference Title : ICURPT 2016 : International Conference on Urban, Regional Planning and Transportation

Conference Location : Boston, United States

Conference Dates : April 25-26, 2016