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Kathmandu, Nepal 14–16 November

REGIONAL CONFERENCE 2024

*Climate Responsive Land Governance and Disaster Resilience: Safeguarding Land Rights*



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# Assessing Urban Land Administration Capacity to Achieve 2030 Agenda for Sustainable Development in Pakistan

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## Introduction

- **British LAS under the Board of Revenue**
  - Deed Registration
  - Record of Rights
- **Contemporary Urban LAS under Development**

## Authorities

- Allotment System
- File System

(1858-1947)

(1948-1960)

(1961-1999)

(2000-2023)

<b>British Rule</b> -Major land reforms -Key Legislation for LAS -Deed registration system -Fiscal nature of LAS -Agriculture at heart of LAS	<b>Post Independence</b> -Adopted British legislation -Ceiling on land holding -Manual land record -Hand drawn revenue maps -Urban legislation for Islamabad	<b>Setting the Scene</b> -Reform for land holding size -LAS remain manual -Green revolution -Development authorities -Agriculture to industrial	<b>21st Century</b> -Rapid Urbanization -Computerization initiatives -Vison for Smart Cities -Urge for real estate development -Manual urban LAS
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Who		LAS Function			
LA Organization Type	LAS Organization Name	Land Tenure	Land Use	Land Value	Land Development
Public (Government)	Development Authority (DA)	✓	✓	✓	✓
	Provincial Board of Revenue (BoR)	✓	✗	✓	✗
	Federal Board of Revenue (FBR)	✗	✗	✓	✗
	Excise and Taxation Department (ET&D)	✗	✗	✓	✗
	Cantonment Board (CB)	✗	✓	✗	✓
Semi-Government	Housing Authority (HA)	✓	✓	✗	✓
Private	Cooperative House Scheme (CHS)	✓	✓	✗	✓
	Private Housing Scheme (PHS)	✓	✓	✗	✓

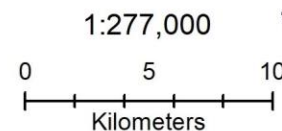
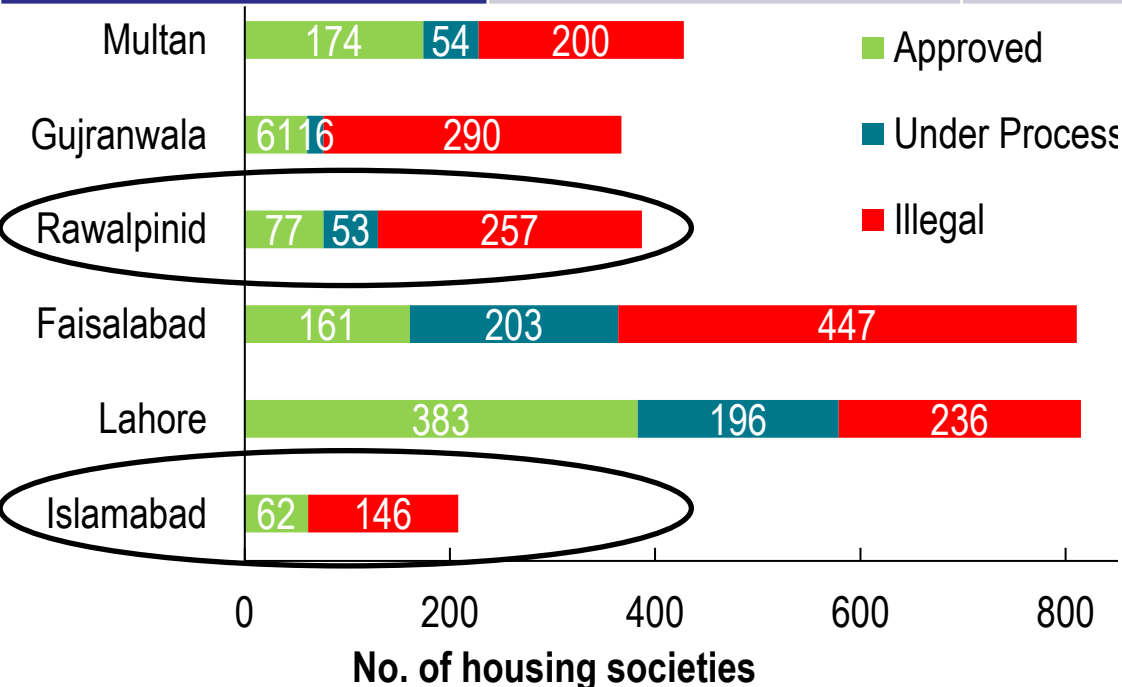




## Study Area



Revenue Court Type (Islamabad)	Property Litigation (2021)	
	Decided	Pending
Chief Commissioner	08	20
Commissioner	30	62
Collector	96	65
<b>Total</b>	<b>134</b>	<b>147</b>

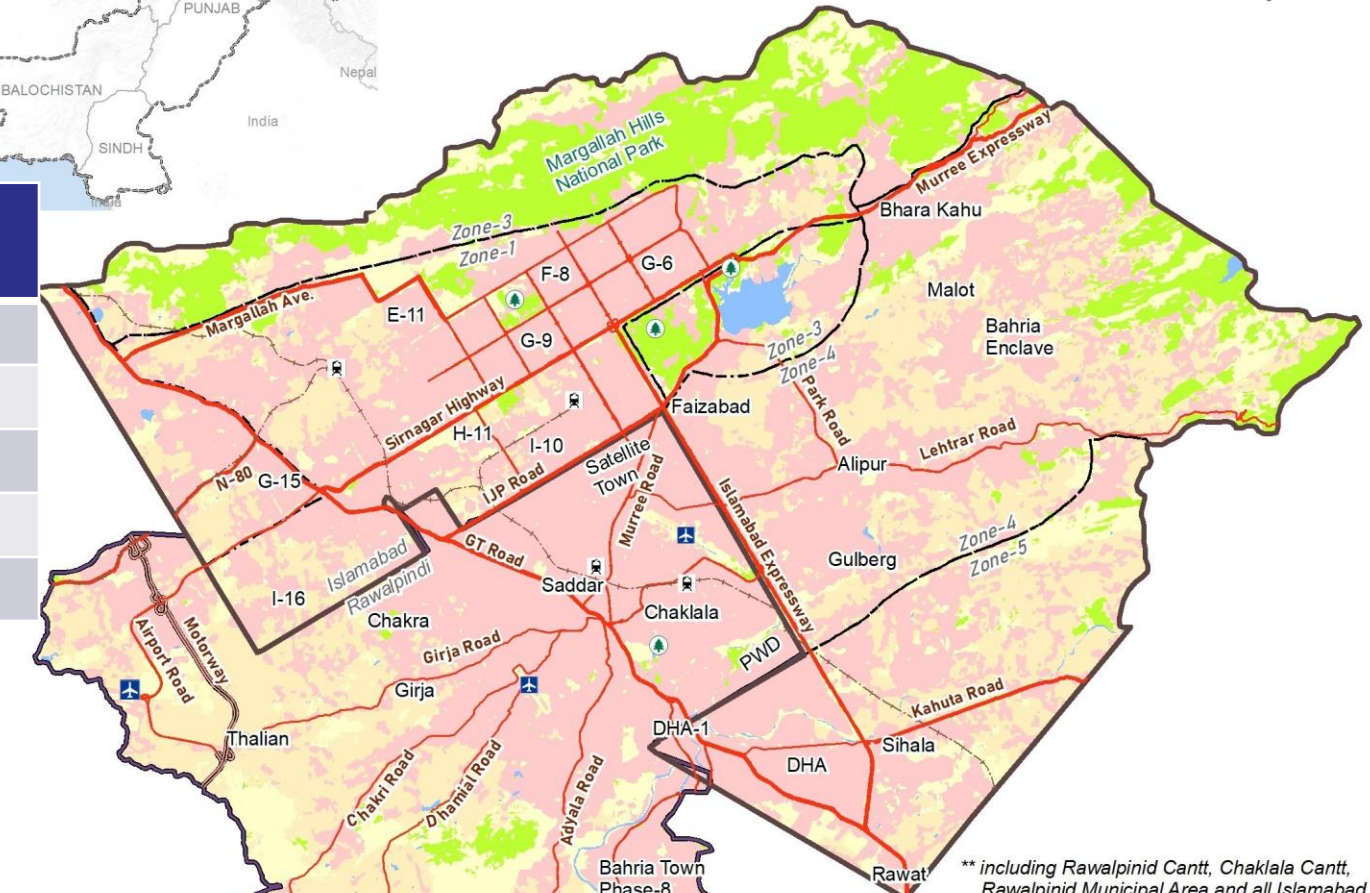


Sector	Rawalpindi	Islamabad
Public	Board of Revenue (1) Development Authority (1) Cantonment Board (2)	Board of Revenue (1) Development Authority (1)
Private	Cooperative/Private Housing Societies (441) 82 Approved	Cooperative/Private Housing Societies (184) 1 Approved & 27 NOC issued
Semi-Govt.	Housing Authority (1)	Housing Authority (4)

Source: <https://ahs.punjab.gov.pk/>

Source: <https://www.cda.gov.pk/illegal-housing-schemes>

Land Cover	Islamabad	Rawalpindi
Water	1%	1%
Tree	16%	3%
Crops	20%	28%
Built Area	51%	55%
Rangeland	13%	14%



Year	1981	1998	2017	2023
Rawalpindi Population	794,843	1,409,768	2,098,231	3,357,612
Islamabad Populations	208,000	805,235	2,003,368	2,363,863

\*\* including Rawalpindi Cantt, Chaklala Cantt, Rawalpindi Municipal Area and all Islamabad



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## **Objective**

**Assess urban LAS organization's capacity to achieve Sustainable Development Goals (SDGs)**



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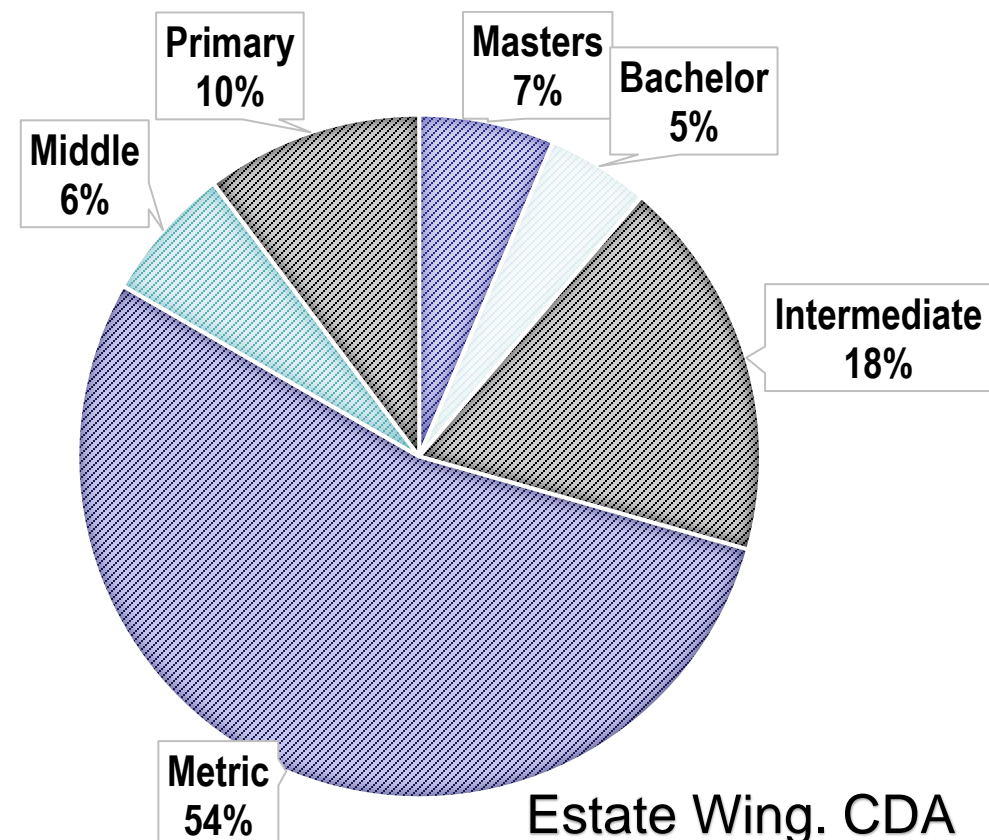
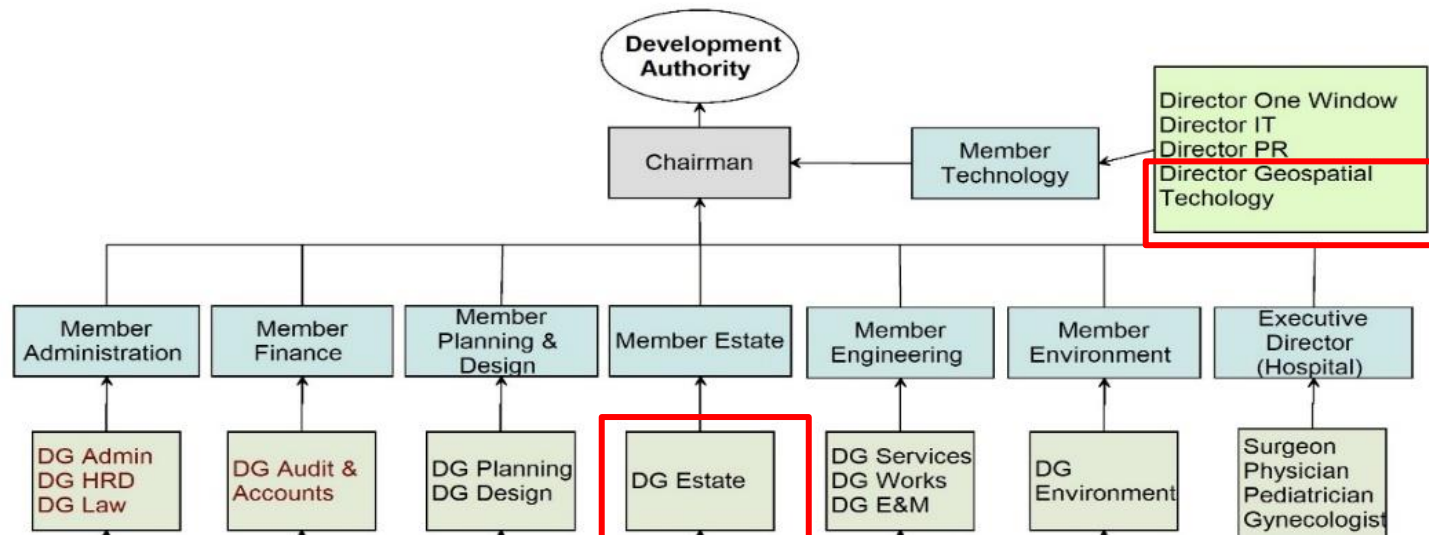
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## Capital Development Authority

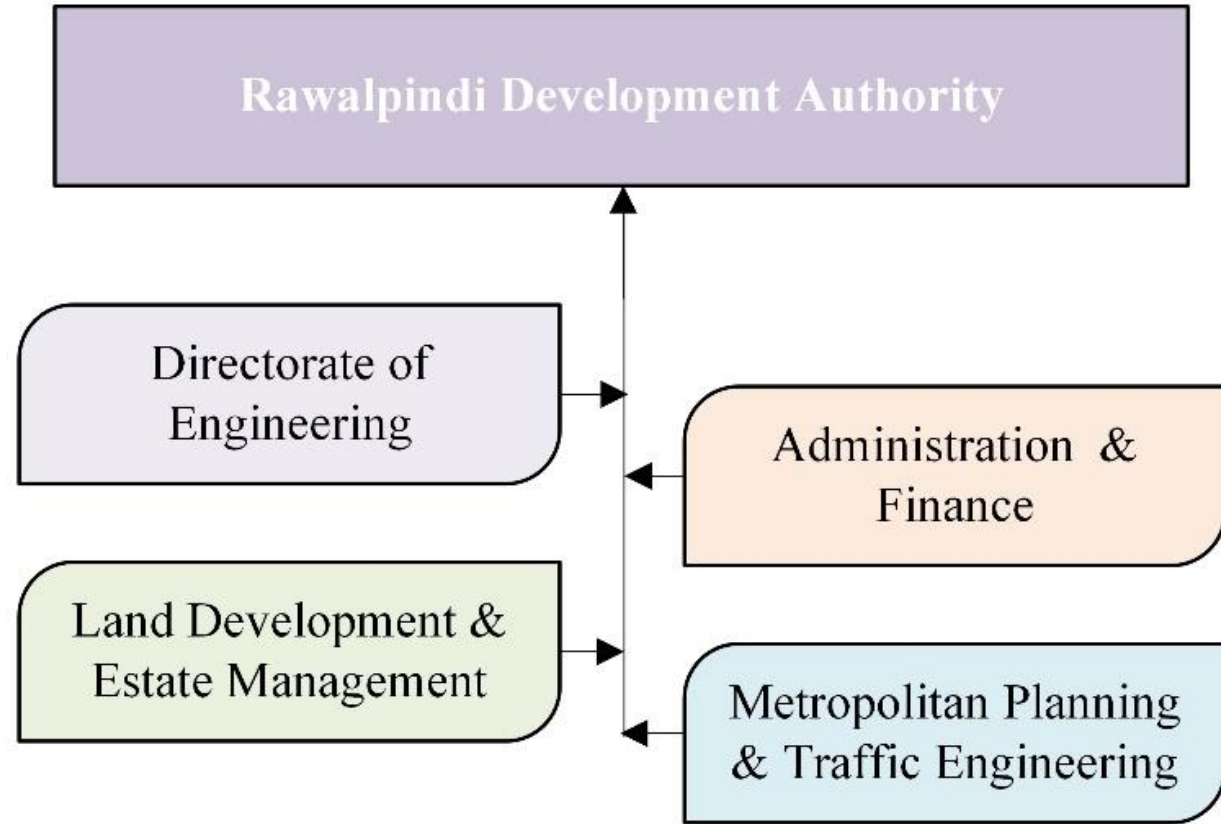
- CDA was established in 1960 for urban LAS
- All LAS function (Tenure, Value, Use & Development)
- Allotment system
- Manual LAS
- After 2023, Geospatial Technology Cell established





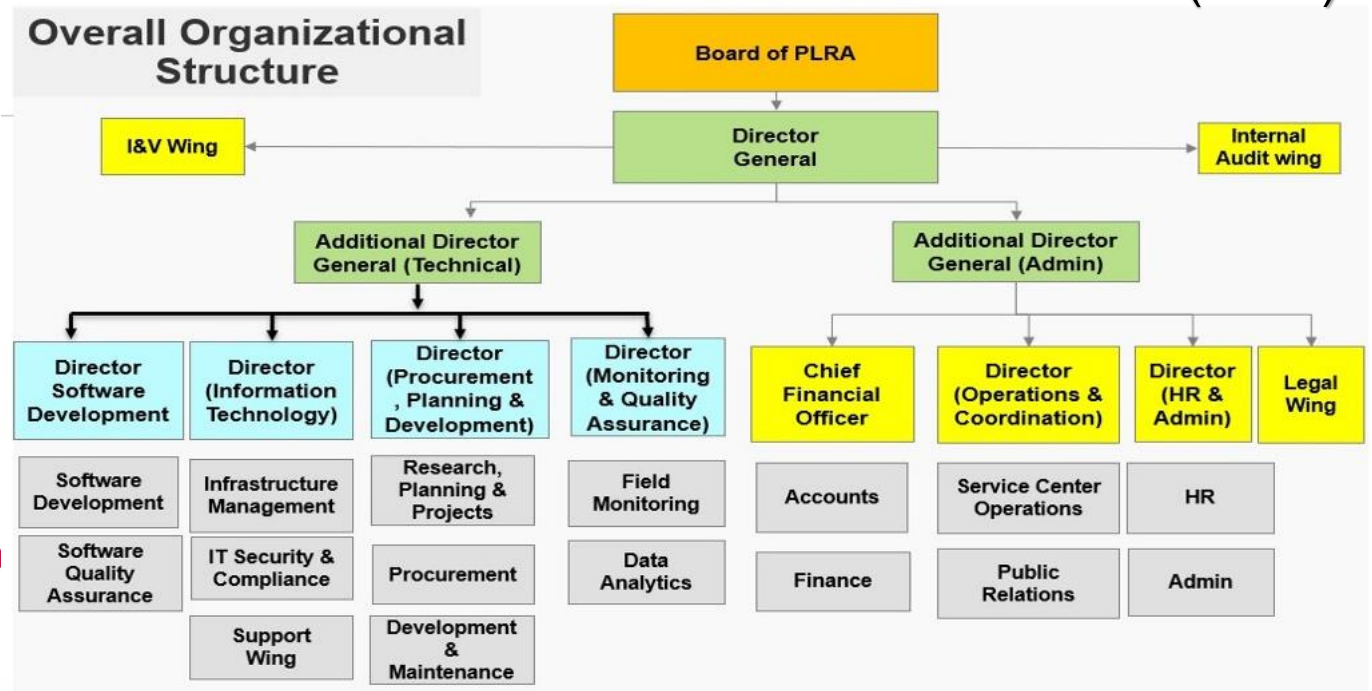
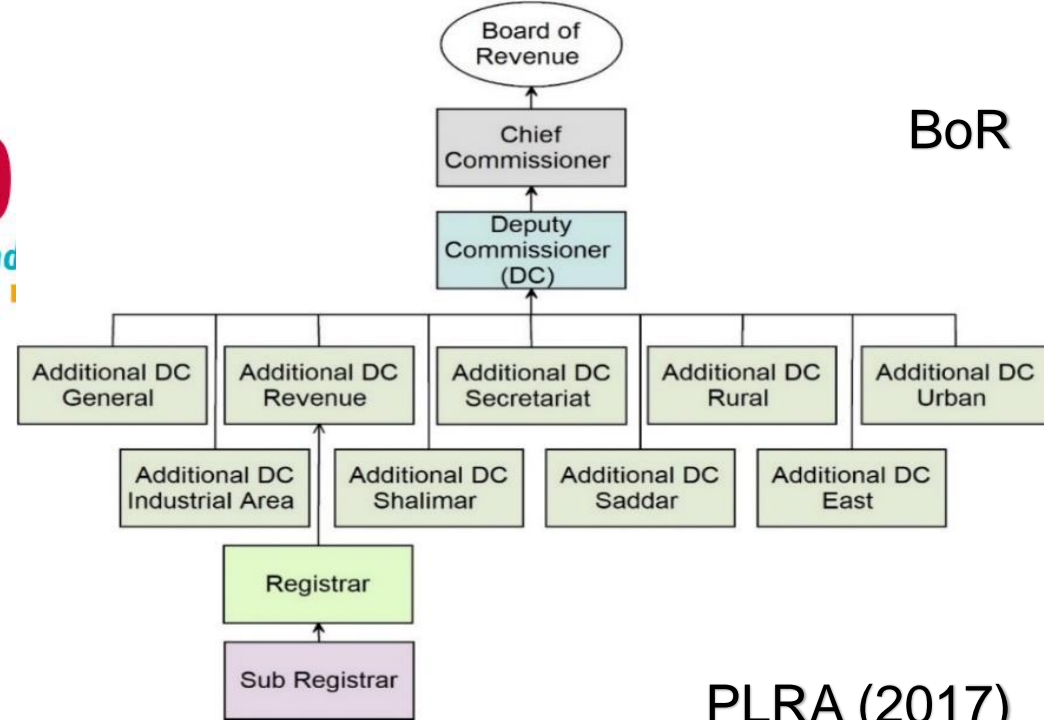
## Rawalpindi Development Authority

- RDA was established in 1989 for urban LAS
- LAS function (Tenure *(limited)*, Use & Development)
- Allotment system
- Manual LAS



## Board of Revenue

- BoR was established by the British for rural LAS
- LAS function (Tenue & Value)
- Deed Registration system
- Manual LAS
- After 2017, LRMIS (Attribute, Rural)
  - Punjab Land Records Authority (PLRA)
- After 2022, PULSE (in progress)







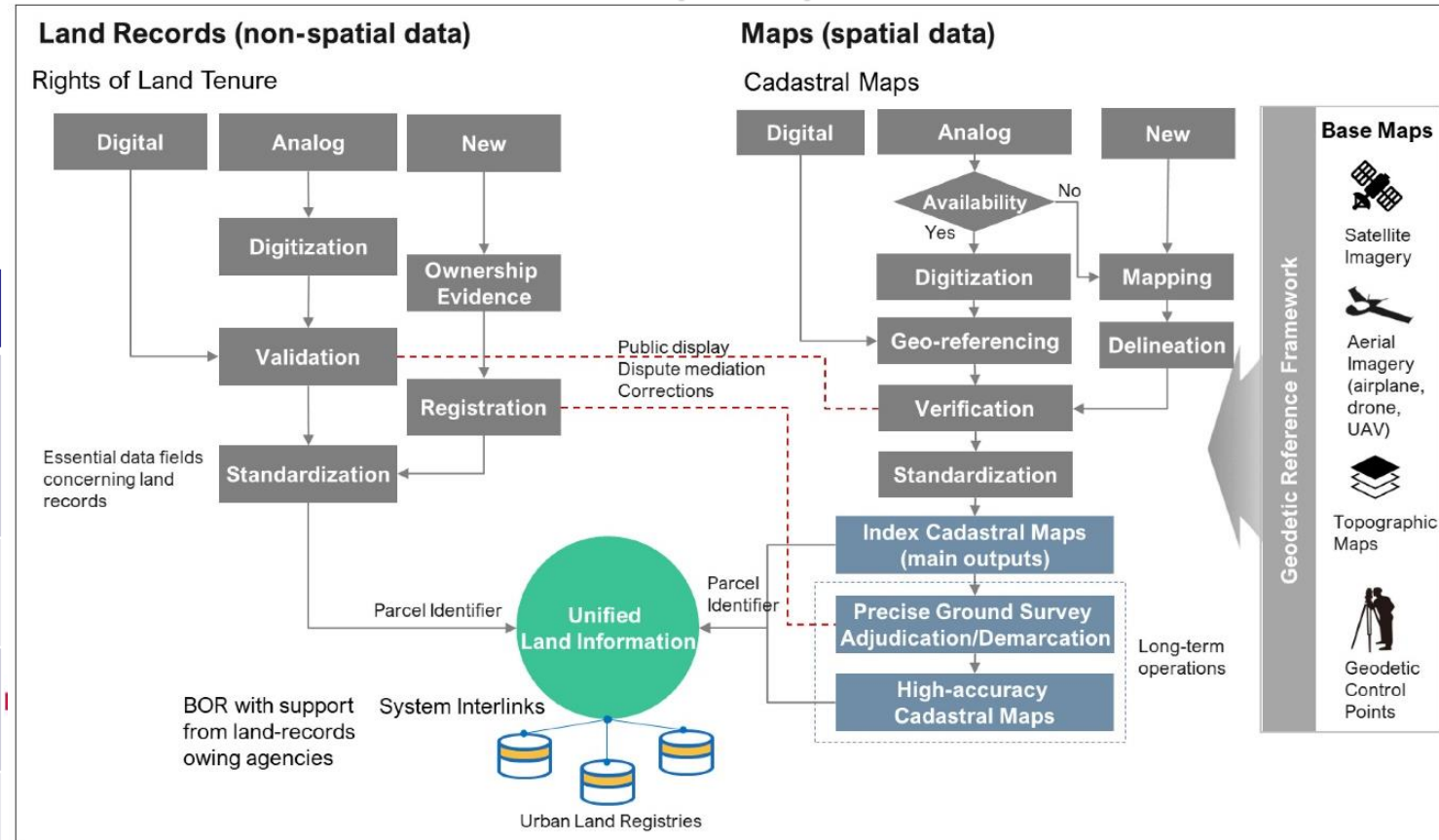
## Other LAS organization

- Private Housing Societies
- Cooperative Housing Societies
- Housing Authorities
  - Defence Housing Authority
  - Federal Govt. Employees Housing Authority

## LAS Capacity Assessment Survey

City	Owner-Buyer		
	Private Organization	Public Organization	Semi-Govt. Organization
Islamabad	21	24	17
Rawalpindi	26	31	0
<b>Total</b>	<b>47</b>	<b>55</b>	<b>17</b>

## Punjab Urban Land Systems Enhancement (PULSE) BoR/PLRA/World Bank (2023)

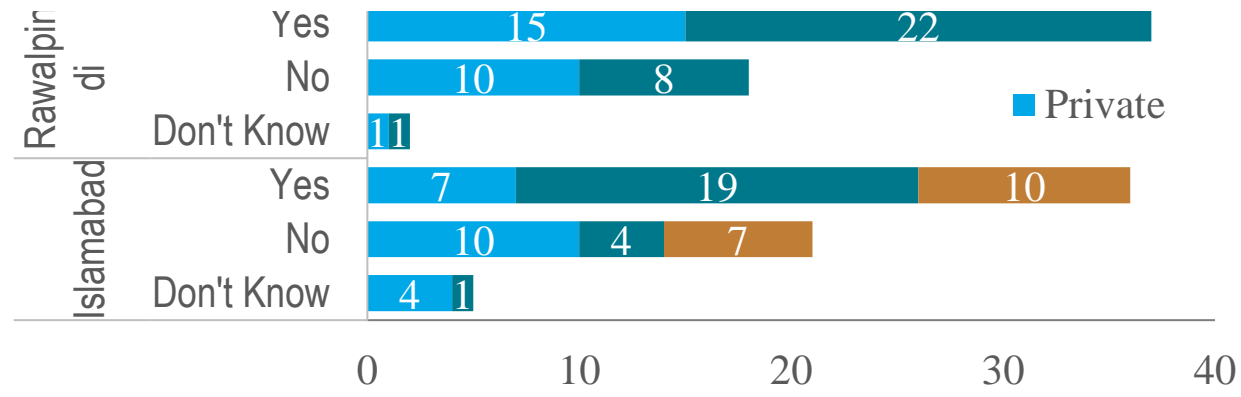




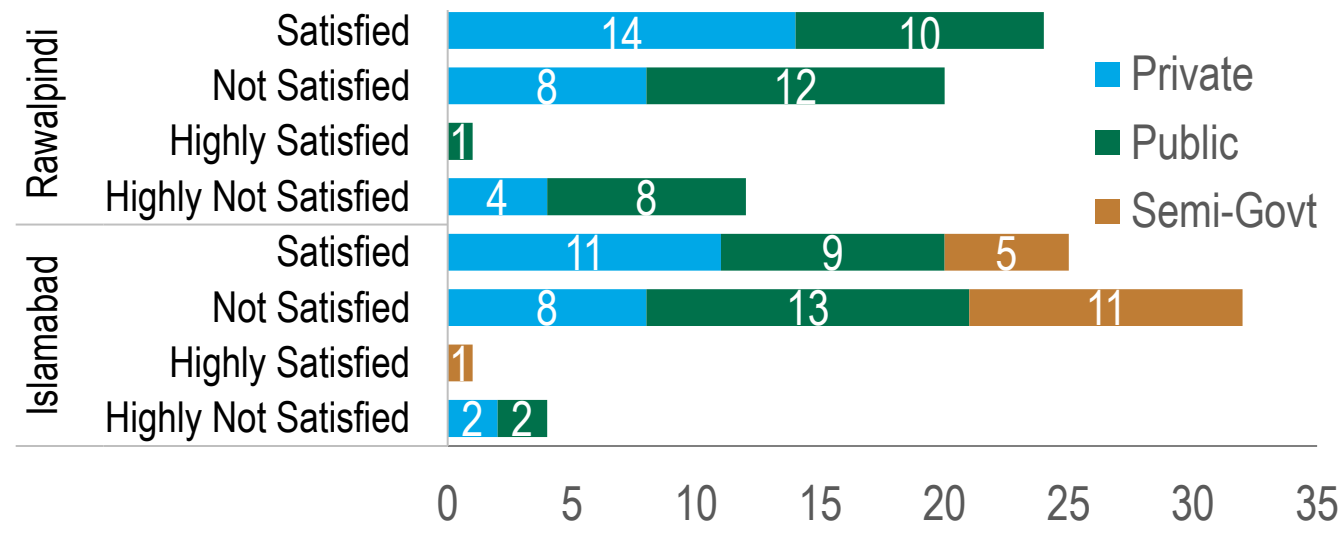
# SDG Target 1.4

By 2030, ensure that all men and women, in particular the poor and the vulnerable, have equal rights to ..., **ownership and control over land and other forms of property, inheritance, natural resources, appropriate new technology..**”.

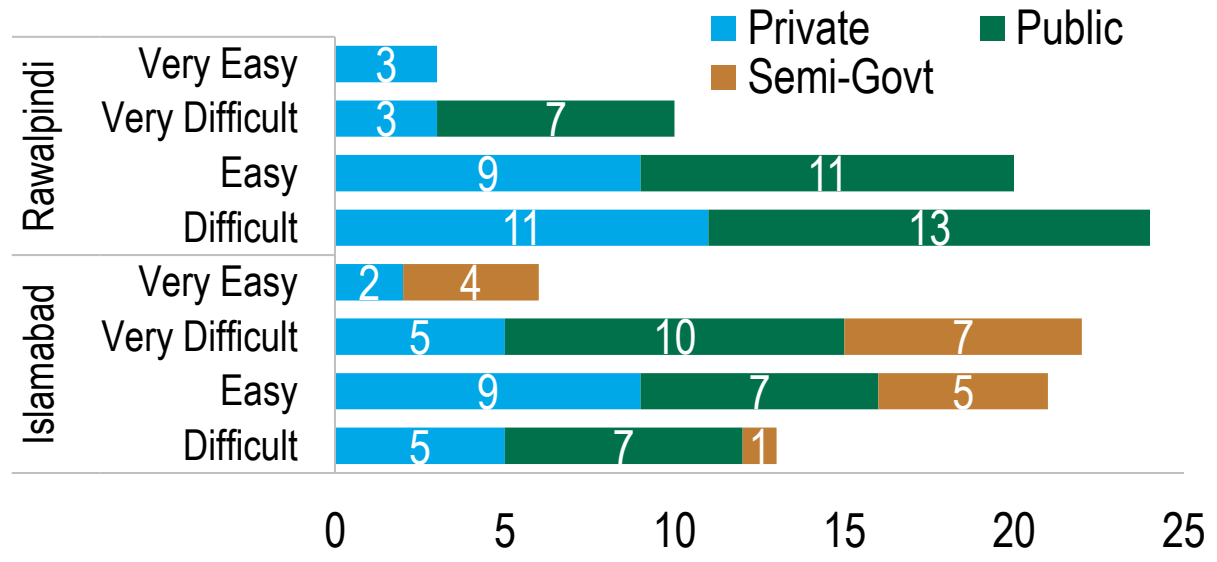
## Do they face long queues and delays?



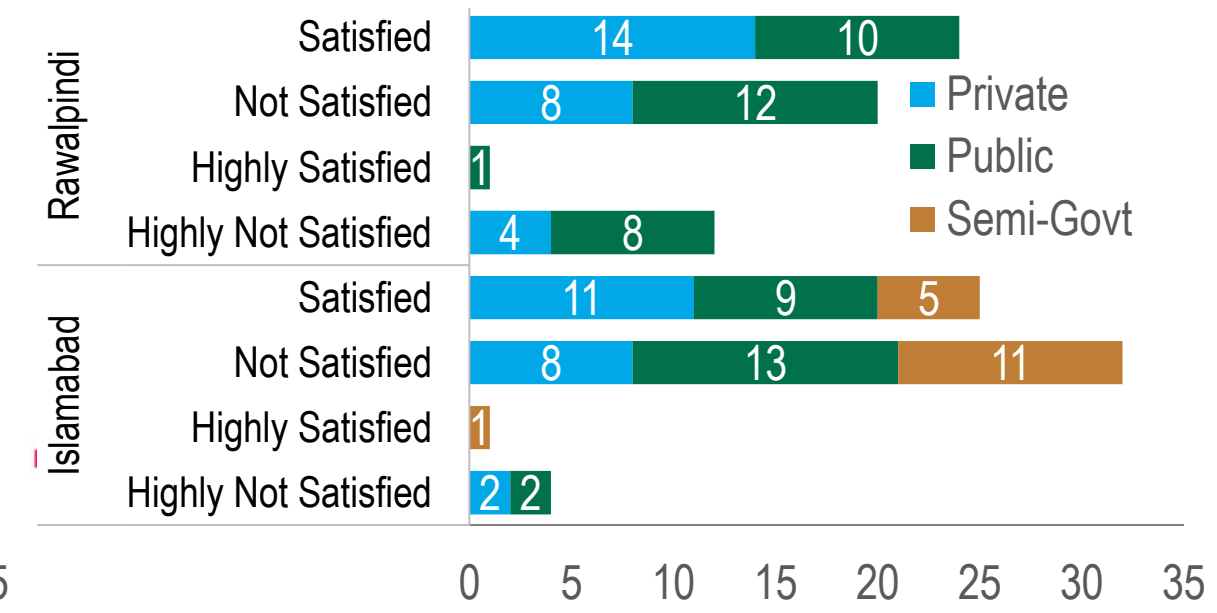
## Are you satisfied with the allotment process (registry) and its transfer in urban areas?



## Is it easy for a prospective buyer to verify the seller's record of urban property? (attribute and map)



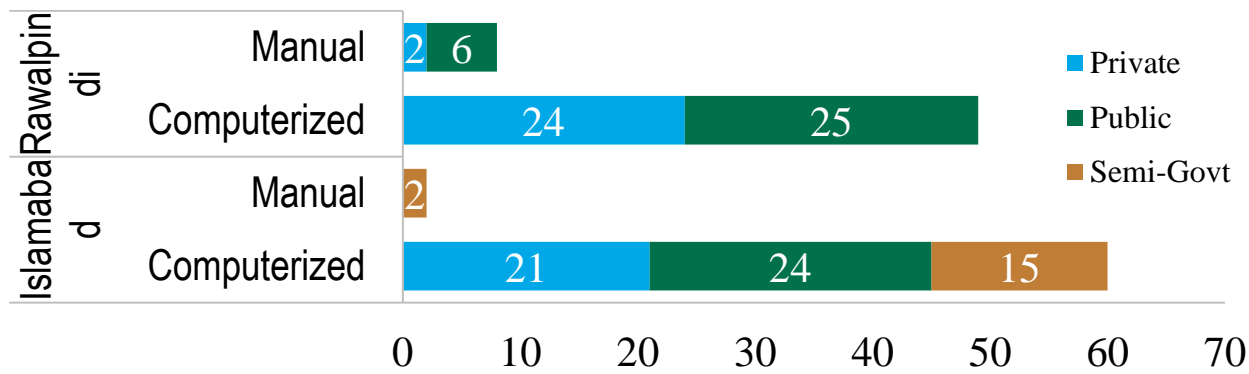
## Are you satisfied with the allotment process (registry) and its transfer in urban areas?



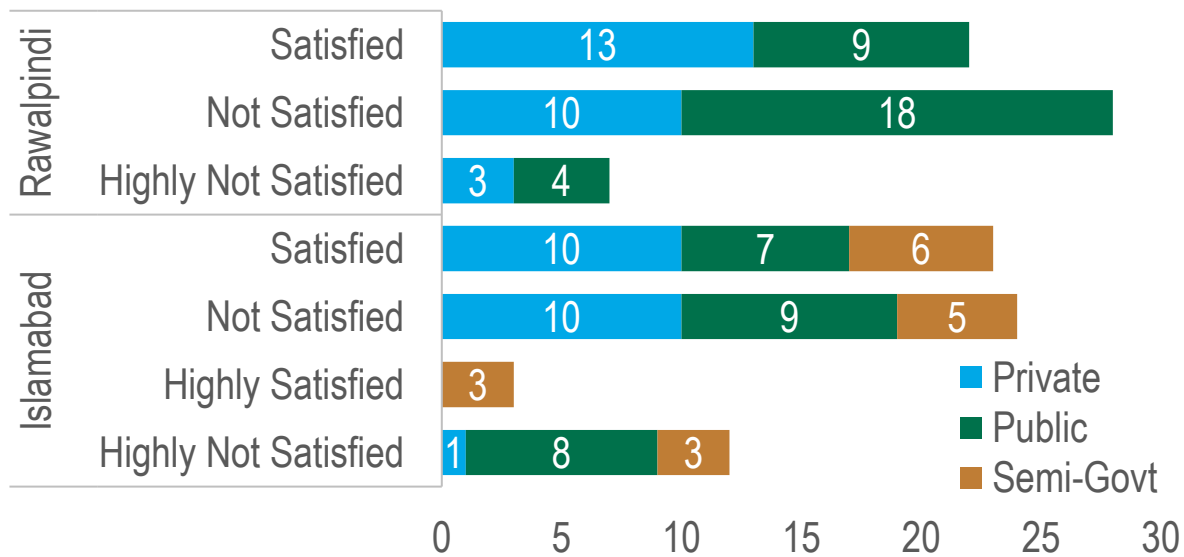
# SDG Target 2.3

By 2030, double the agricultural productivity and incomes of small-scale food producers, ....through **secure and equal access to land**, other productive resources and inputs, knowledge, financial services, ...”.

## What is the preferred mechanism of property record keeping?



## Are you satisfied that the current urban property record-keeping mechanism is safe and error-free?

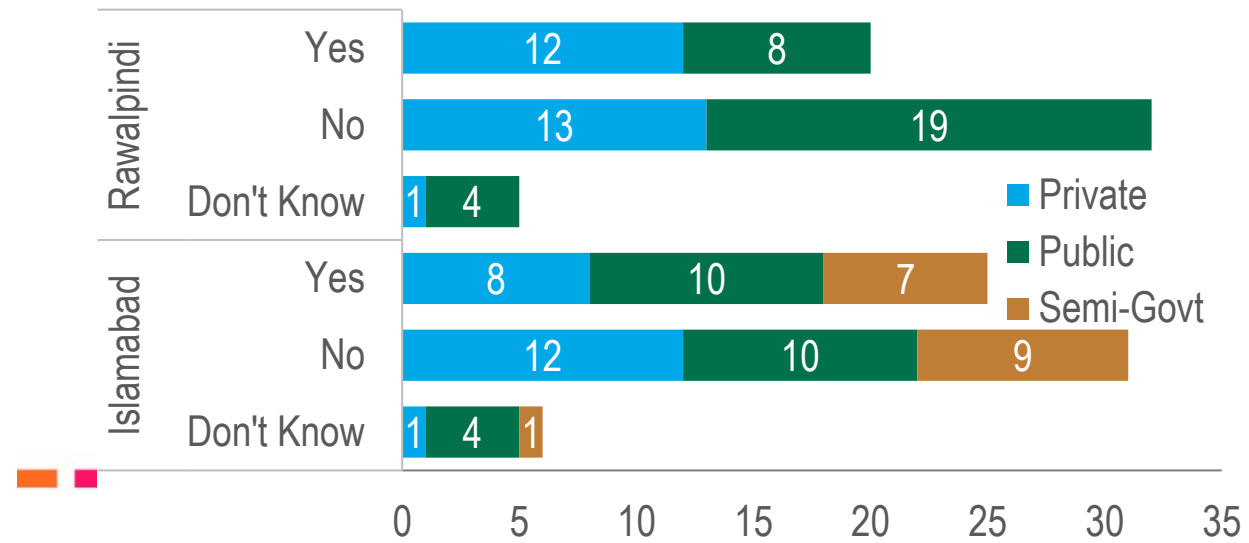


# SDG Target 5.a

Undertake reforms to give **women equal rights** to economic resources, as well as **access to ownership and control over land** and other forms of property, financial services, **inheritance** and natural resources, in accordance with national laws

- **Legally women are entitled to land ownership, through mandatory inheritance**
- **Women suffer land rights deprivations** (Khaleel, 2023)
- **Women’ Property Rights Act 2020**
- **Enforcement is low**

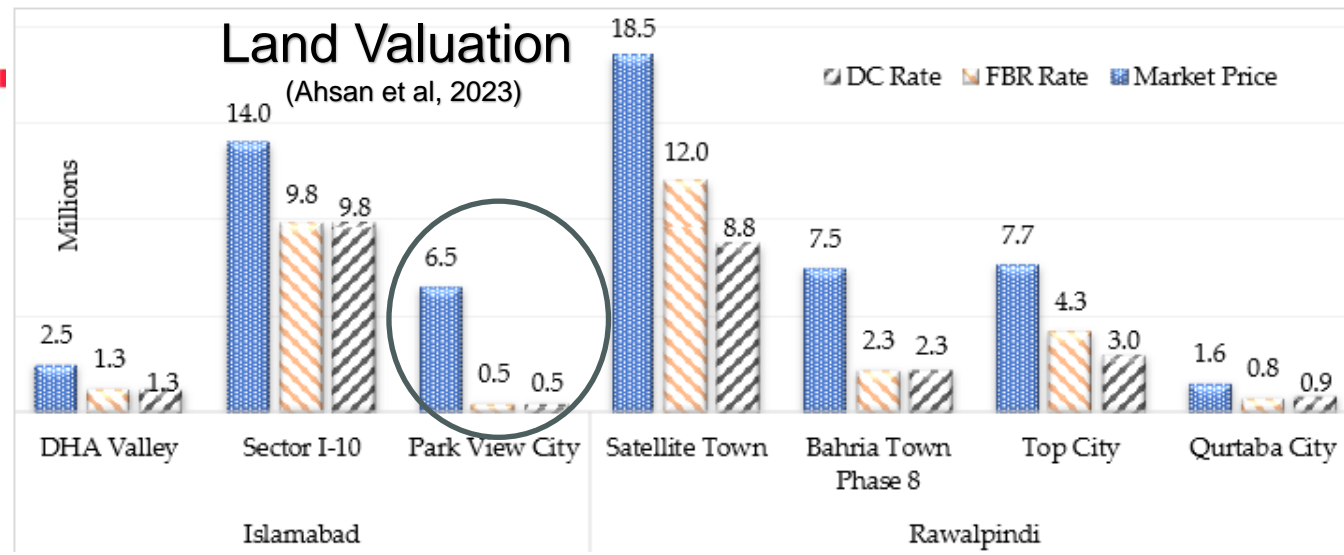
## Is the information related to the laws and policies of your relevant organization available easily or online?



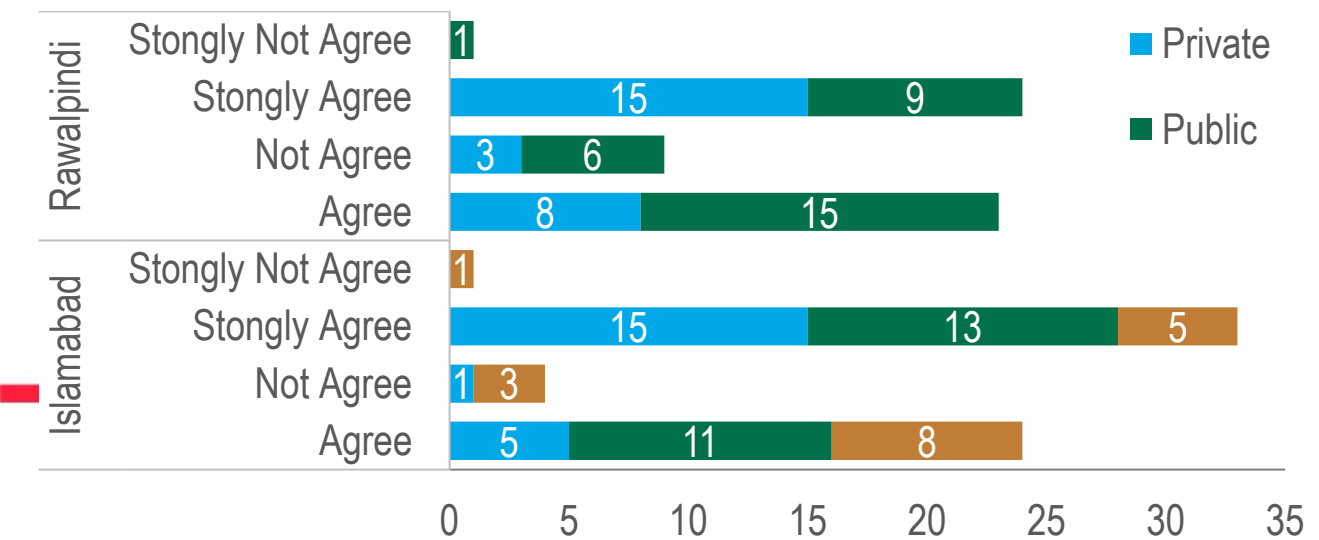


# SDG Target 8.2

“Achieve higher levels of **economic productivity** through diversification, **technological upgrading and innovation, ...**”



## Do you agree that GIS and Computerization can solve the problems related to urban LAS?

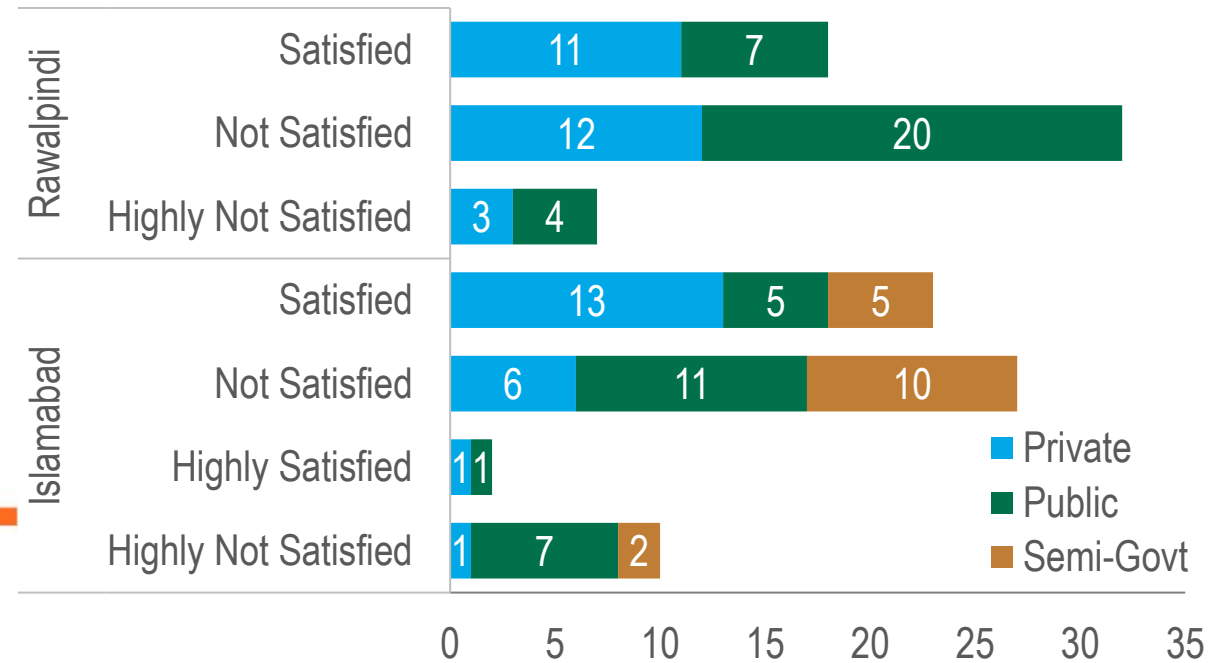


# SDG Target 11.1

By 2030, ensure access for all to **adequate, safe, and affordable housing and basic services and upgrade slums**

- 56% urban population lives in slums
- Shortage of 10 million housing units
- Loopholes in existing LAS to locate suitable land for affordable housing

## Are you satisfied with existing urban LASs?

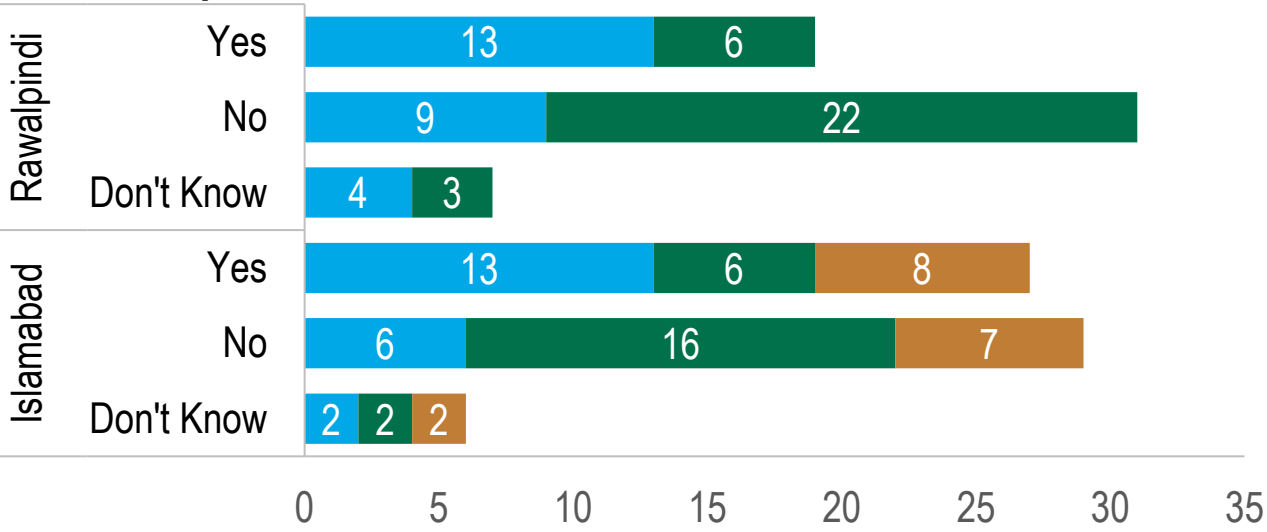


# SDG Target 16.5 & 16.6

“Substantially **reduce corruption and bribery** in all their forms.”  
 “Develop **effective, accountable and transparent institutions** at all levels.”

- Exploitation due to manual nature of LAS
- Compromised Govt. controlled urban LAS organization

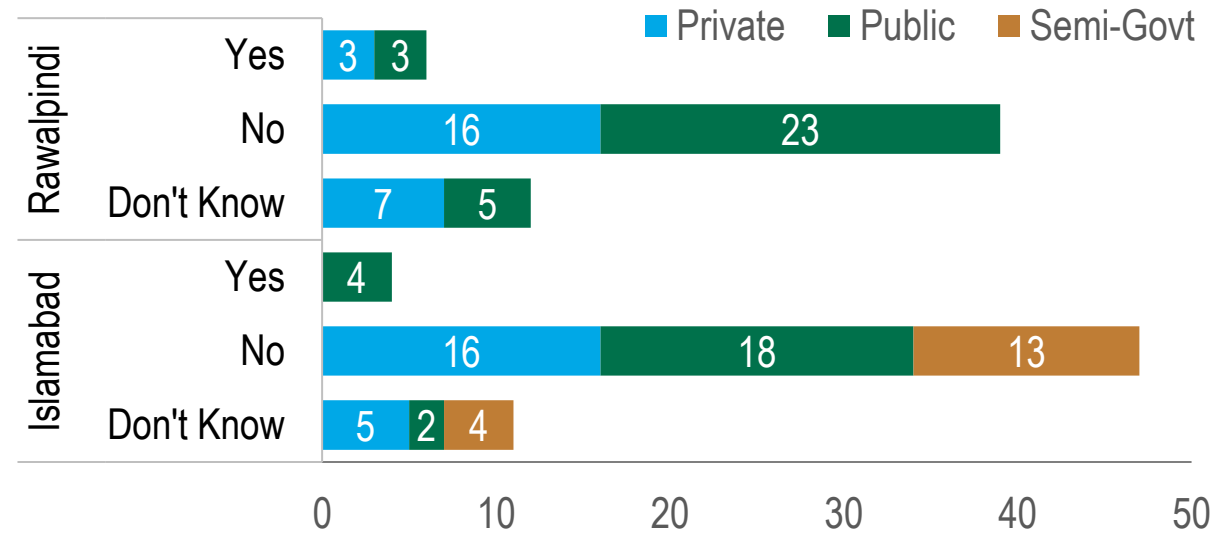
Is the process of urban property allotment and (registry) transparent and corruption-free?



# SDG Target 17.1

“**Strengthen** domestic resource mobilization, including through international support to developing countries, to improve **domestic capacity for tax and other revenue collection.**”

Does the DC valuation rate of urban property reflect the actual market price?







## Conclusion

### Urban LAS face challenges in Pakistan

- Lack of satisfaction to public sector LAS
- Lack of transparency & corruption
- Limited Women access to land ownership
- Non implementation of laws
- Property under valuation

### Struggling to achieve the SDGs for LAS

Need to review legal, institutional and technical LAS functions

Ongoing Computerization and use of Geospatial technology

- Punjab Urban Land System Enhancement (PULSE) under World Bank

