

VACANCY ANNOUNCEMENT

Issued on: 27 April 2016

ORGANIZATION:	UN-Habitat
DUTY STATION:	Kabul, AFGHANISTAN; travel to other provinces may be required for programme familiarisation
FUNCTIONAL TITLE:	Technical Advisor (Urban Land Management & Administration) - Kabul Strengthening Municipal Nahias Programme (K-SMNP)
GRADE:	I-ICA (P-3 Equivalent)
POST DURATION & START DATE:	12 months upon initial appointment (extension possible up to 28 months based on performance evaluation). Starts as soon as possible
CLOSING DATE:	14 May 2016

Background and Purpose of Post:

UN-Habitat will support the Government of Afghanistan to implement the four year *Kabul Strengthening Municipal Nahias Programme (K-SMNP)* starting from 1 June 2016. The Programme is underpinned by the fact that harnessing Afghanistan's cities for state building and peace-building requires three fundamental components: (i) effective land management and clear land rights and responsibilities; (ii) strategic urban planning to guide investments and establish a common vision for an inclusive and prosperous urban future; and (iii) improved municipal governance, citizen engagement and representation. Together, these create the fundamental conditions for improved state-society relations, stimulating the economy, promoting investment, increasing the legitimacy of the state in the eyes of the citizens and strengthening municipal institutions.

This four year programme will be implemented in Kabul city. The action will support Kabul municipality to survey and register all properties within its municipal boundaries [426,273 residential and nonresidential properties (e.g. commercial, institutional, etc.) plus 9,391 hectares of vacant land]. This will improve land management (e.g. increase tenure security and reduce land grabbing) as well as significantly expand the potential tax base. Aligned with the land survey will be street addressing, house numbering/street lighting which are essential for improved urban management and increasing citizen's socio-economic inclusion.

Based on the property survey and registration, a *safayi* certificate ("municipal note-book") can be issued by the municipality, once the property occupant pays the annual *safayi* tax. While not a land tenure document per-se, it does give some degree of tenure security and recognition by authorities. This programme will also support the issuance of land "occupancy certificates" to improve tenure security for households and land occupants.

An urgent need in Afghan cities is strategic urban planning to develop a common vision at city level of how to promote Local Economic Development (LED), to stimulate investment and expand inclusive service delivery. The land/property survey provides the ideal "baseline" from which to plan. The process will be driven by local stakeholders and focus on linking urban planning with finance (public and private investments) to ensure plans are realistic and actually implemented (not as "wish-lists"). As Afghanistan is rapidly urbanizing, strategic planning (rather than traditional master planning) is an essential tool for managing urban growth and expanding access to services in already crowded and largely informal cities.

Planning needs to be followed up with finance for sub-projects so the plan can be implemented and citizens see results from their engagement. The programme will provide performance-based block grants for infrastructure at *Gozar/Nahia* level to: (i) act as a catalyst toward implementation of the strategic plans; (ii) build the capacity of municipal finance, engineering and service departments in sub-project planning, design, implementation and monitoring; (iii) as an incentive to motivate the collection of *safayi* tax (grants will be released once certain tax collection targets are achieved); and (iv) strengthen the legitimacy of the National Unity Government.

To achieve these results at local level, significant central-government capacity development and reforms are required. The programme will therefore improve the enabling environment by providing technical support to central government-level authorities, including the Afghan Land Authority (ARAZI), Ministry of Urban Development Affairs (MUDA) and Kabul Municipality (KM) to improve relevant national policies, legislation, regulations and guidelines. This is essential to enable up-scaling, replication and sustainability.

Overall, through targeting both duty bearers and duty holders, the programme will increase a sense of civic responsibility and collective action, and enhance the social contract between citizens and the state. Citizens will pay *safayi* tax and invest in their properties and contribute to economies of agglomeration if they see tangible improvements and feel they have a “stake in the city”. In post-conflict countries and fragile states this enhanced social contract is essential to state building and security goals, especially in urban areas which offer a density advantage in which taxes and endogenous revenue generation has greater potential.

The programme objectives and approach reflects the stated vision of H.E. President Ashraf Ghani and the National Unity Government, as outlined in the *Realizing Self Reliance* Framework (RSR)¹: cities as drivers of economic development; making better use of existing resources; increasing local government revenues for service delivery; stimulating local economic development and investment in cities; and fostering a sense of civic responsibility to strengthen the legitimacy of government and state institutions.

The Overall Objective (OO) is to improve stability and stimulate local economic development in Kabul city through enhancing municipal governance and strengthening the social contract between citizens and the state.

The Specific Objective (SO) is to increase tenure security and land management and administration for inclusive urban economic growth and service delivery in Kabul city.

The three expected Results (R) are:

R1: Strengthened municipal capacities and systems for urban planning, land management and municipal revenue/finance;

R2: Improved municipal service delivery and strengthened “social contract” between citizens and municipal authorities;

R3: Improved enabling environment for urban land management and administration, municipal governance, local economic development and service delivery.

Therefore, a Technical Advisor (International) with expertise in urban land management and administration is required to assist the Chief Technical Advisor (CTA) in the achievement of all programme outcomes by providing effective technical assistance and capacity development support to government and programme partners.

¹ GoIRA (2014) *Realizing Self Reliance: Commitments to reforms and a renewed partnership*. London Conference, December 2014.

Responsibilities:

Under the overall supervision of Senior Human Settlements Officer, UN-Habitat Regional Office for Asia and the Pacific (ROAP) and direct supervision of the Country Programme Manager and Chief Technical Advisor K-SMNP, and in close cooperation with Urban Legislation, Land and Governance (ULLG/HQs), National Project Officer K-SMNP, the Technical Advisor (Urban Land Management & Administration) will undertake the following tasks and activities:

1) Programme implementation support

- Assist the Chief Technical Advisor in the effective and efficient execution of programme activities by working in close collaboration with the relevant institutions and project teams, at the national and local levels;
- Ensure coordination of different programme components during the implementation of the sub-projects and related activities;
- Support the National Project Officer in the development of annual implementation programme work plans and coordinate the timely completion of contracted targets.

2) Contribute to UN-Habitat's support to GoIRA and partners

- Support the co-ordination and consultation with concerned Ministries, Departments, and Local Authorities on national and provincial level to ensure programme alignment with government needs and priorities;
- Coordinate provincial capacity development activities on programme components and technical guidelines;
- Contribute to the consolidation and development of new ideas, concepts, innovations and new programmes and approaches.

3) Lead in K-SMNP urban land management and administration activities in Kabul city

- Support in developing better urban land and administration processes and systems to improve citizen engagement and transparency;
- Support in establishing representative Gozar Assemblies (GAs) to foster improved municipal-citizen relations in land management and administration;
- Support in improving access to gozar-level infrastructure and services;
- Strengthen the enabling environment by providing technical support to central government authorities, especially the Afghan Land Authority (ARAZI), The Ministry of Urban Development Affairs (MUDA) and Kabul Municipality (KM);
- Integrate gender equality and youth empowerment strategies in land management and administration activities.

4) Perform any other duties and responsibilities which are within the expertise and experience as may be required by Senior Human Settlements Officer, ROAP or Country Programme Manager in support of the activities of the agency and programme.

Competencies:

- Project and programme management, including project formulation and implementation in conflict and post-conflict environments
- Good knowledge of programme monitoring and evaluation
- The capacity to provide quick and practical feedback and guidance to field staff is essential, as is the ability to adapt existing methodologies to the Afghan context
- Maintaining appropriate balance between operational needs of the project and contributing to developing a longer-term vision of the programme

- Good knowledge of UN operational rules and procedures
- Good coordination skills, with ability to handle multiple activities concurrently, work under pressure and to tight deadlines
- Positive approach to work with consistent energy and a positive, constructive attitude
- Ability to participate effectively in teams of various expertise as well as organizations
- Good diplomatic qualities and negotiating skills

Education:

At least a Master's degree in Civil/survey engineering, Urban planning/design, Urban studies, Land studies, or related discipline.

Work Experience:

At least five years of experience with:

- (i) involvement in complex urban development programming, including in fragile states
- (ii) providing policy and technical assistance to governments
- (iii) urban infrastructure programming
- (iv) community-based development
- (v) familiarity with the UN in Afghanistan

Language and Communication Skills:

Fluency in written and spoken English is required. Knowledge of another UN language and/or Dari/Pashto would be an advantage.

International Travel (Home – Kabul):

The cost of a return air-ticket from the place of recruitment on least-cost economy will be reimbursed upon submission of travel claim together with the supporting documents including copy of e-ticket, receipts and used boarding passes. Three quotations from the reputable travel agents shall be submitted for UN-Habitat's clearance prior to purchase of tickets.

Local Transportation:

Such as vehicle arrangements to provinces will be covered by UN-Habitat.

Travel Advice/Requirements:

The Technical Advisor (Urban Land Management & Administration) must abide by all UN security instructions. Upon arrival he/she must attend a security briefing provided by UNDSS. He/she should undertake Basic and Advanced Security Training as prescribed by UNDSS. Regular missions will be undertaken for which UNDSS authorisation must be sought.

Reporting Arrangements:

The Technical Advisor (Urban Land Management & Administration) – Kabul Strengthening Municipal Nahias Programme (K-SMNP) shall report to the Chief Technical Advisor, and work in close consultation with Country Programme Manager in Afghanistan and the Senior Human Settlements Officer based in ROAP.

The application should comprise:

- ♦ Completed UN Personal History Form (P11). Please download the form (MS-Word) from UN-Habitat/ROAP-vacancy website: www.fukuoka.unhabitat.org
- ♦ A Statement of Interest (cover letter) for the position and CV.

All applications should be submitted to:

UN-Habitat Regional Office for Asia and the Pacific
ACROS Fukuoka, 8th Floor
1-1-1 Tenjin Chuo-ku, Fukuoka, 810-0001 Japan
habitat.fukuoka@unhabitat.org

Please indicate the Post Title: “AFG-TA Urban Land Management & Administration K-SMNP” in your e-mail subject.

Please note that applications received after the closing date stated below, will not be given consideration. Only short-listed candidates whose applications respond to the above criteria will be contacted for an interview. The fee will be determined according to the qualifications, skills and relevant experience of the selected candidate. In line with UN-Habitat policy on gender equity, applications from female candidates will be particularly welcome.

Deadline for applications: 14 May 2016