### Panel 1: Land Rights Recognition

**LGI 1: Recognition of a continuum of rights**

- **1 1 1** Individuals’ rural land tenure rights are legally recognized and protected in practice.
- **1 1 2** Customary tenure rights are legally recognized and protected in practice.
- **1 1 3** Indigenous rights to land and forest are legally recognized and protected in practice.
- **1 1 4** Urban land tenure rights are legally recognized and protected in practice.

**LGI 2: Respect for and enforcement of rights**

- **1 2 1** Accessible opportunities for tenure individualization exist.
- **1 2 2** Individual land in rural areas is recorded and mapped.
- **1 2 3** Individual land in urban areas is recorded and mapped.
- **1 2 4** The number of illegal land sales is low.
- **1 2 5** The number of illegal lease transactions is low.
- **1 2 6** Women’s property rights in lands as accrued by relevant laws are recorded.
- **1 2 7** Women’s property rights to land are equal to those by men.

### Panel 2: Rights to Forest and Common Lands & Rural Land Use Regulations

**LGI 1: Rights to Forest and Common Lands**

- **2 1 1** Forests and common lands are clearly identified in law and responsibility for use is clearly assigned.
- **2 1 2** Rural group rights are formally recognized and can be enforced.
- **2 1 3** Users’ rights to key natural resources on land (incl. fisheries) are legally recognized and protected in practice.
- **2 1 4** Multiple rights over common land and natural resources on these lands can legally coexist.
- **2 1 5** Multiple rights over the same plot of land and its resources (e.g. trees) can legally coexist.
- **2 1 6** Multiple rights over land and mining/other sub-soil resources located on the same plot can legally coexist.
- **2 1 7** Accessible opportunities exist for mapping and recording of group rights.
- **2 1 8** Boundary demarcation of communal land.

**LGI 2: Effectiveness and equity of rural land use regulations**

- **2 2 1** Restrictions regarding rural land use are justified and enforced.
- **2 2 2** Restrictions on rural land transferability effectively serve public policy objectives.
- **2 2 3** Rural land use plans are elaborated/changed via public process and resulting burdens are shared.
- **2 2 4** Rural lands, the use of which is changed, are swiftly transferred to the destined use.
- **2 2 5** Rezoning of rural land use follows a public process that safeguards existing rights.
- **2 2 6** For protected rural land use (forest, pastures, wetlands, national parks, etc.) plans correspond to actual use.
- **2 2 7** Rural lands, the use of which is identified for rehabilitation, are swiftly transferred to the destined use.

### Panel 3: Urban Land Use, Planning, and Development

**LGI 1: Restrictions on Rights**

- **3 1 1** Restrictions on urban land ownership/transfer effectively serve public policy objectives.
- **3 1 2** Restrictions on urban land use (disaster risk) effectively serve public policy objectives.

**LGI 2: Transparency of Land Use Restrictions**

- **3 2 1** Process of urban expansion/infrastructure development process is transparent and respects existing rights.
<table>
<thead>
<tr>
<th>Level</th>
<th>Dimension</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 2 2</td>
<td>Changes in urban land use plans are based on a clear public process and input by all stakeholders.</td>
<td></td>
</tr>
<tr>
<td>3 2 3</td>
<td>Approved requests for change in urban land use are swiftly followed by development on these parcels of land.</td>
<td></td>
</tr>
</tbody>
</table>

### LGI 3: Efficiency in the Urban Land Use Planning Process

| Level 3 1 | Policy to ensure delivery of low-cost housing and services exists and is progressively implemented. |
| Level 3 2 | Land use planning effectively guides urban spatial expansion in the largest city. |
| Level 3 3 | Land use planning effectively guides urban development in the four next largest cities. |
| Level 3 4 | Planning processes are able to cope with urban growth. |

### LGI 4: Speed and Predictability of Enforcement of Restricted Land Uses

| Level 3 4 1 | Provisions for residential building permits are appropriate, affordable and complied with. |
| Level 3 4 2 | A building permit for a residential dwelling can be obtained quickly and at a low cost. |

### LGI 5: Tenure regularization schemes in urban areas

| Level 3 5 1 | Formalization of urban residential housing is feasible and affordable. |
| Level 3 5 2 | In cities with informal tenure, a viable strategy exists for tenure security, infrastructure, and housing. |
| Level 3 5 3 | A condominium regime allows effective management and recording of urban property. |

### PANEL 4: Public Land Management

#### LGI 1: Identification of Public Land and Clear Management

| Level 4 1 1 | Criteria for public land ownership are clearly defined and assigned to the right level of government. |
| Level 4 1 2 | There is a complete recording of public land. |
| Level 4 1 3 | Information on public land is publicly accessible. |
| Level 4 1 4 | The management responsibility for different types of public land is unambiguously assigned. |
| Level 4 1 5 | Responsible public institutions have sufficient resources for their land management responsibilities. |
| Level 4 1 6 | All essential information on public land allocations to private interests is publicly accessible. |

#### LGI 2: Justification and Time-Efficiency of Acquisition Processes

| Level 4 2 1 | There is minimal transfer of acquired land to private interests. |
| Level 4 2 2 | Acquired land is transferred to destined use in a timely manner. |
| Level 4 2 3 | The threat of land acquisition does not lead to pre-emptive action by private parties. |

#### LGI 3: Transparency and Fairness of Acquisition Procedures

| Level 4 3 1 | Compensation is provided for the acquisition of all rights regardless of their recording status. |
| Level 4 3 2 | Land use change resulting in selective loss of rights there is compensated for. |
| Level 4 3 3 | Acquired owners are compensated promptly. |
| Level 4 3 4 | There are independent and accessible avenues for appeal against acquisition. |
| Level 4 3 5 | Timely decisions are made regarding complaints about acquisition. |

### PANEL 5: Transfer of Large Tracts of Land to Investors

#### LGI 1: Transfer of Public Land to Private Use Follows a Clear, Competitive Process and Payments are Collected

| Level 5 1 1 | Public land transactions are conducted in an open transparent manner. |
| Level 5 1 2 | Payments for public leases are collected. |
| Level 5 1 3 | Public land is transacted at market prices unless guided by equity objectives. |
### LGI 5: Fees are Determined Transparently

Fees have a clear rationale, their schedule is public, and all payments are accounted for.

### LGI 3: Reliability of Registry Information

Information in public registries is synchronized to ensure integrity of rights and reduce Registry information is up-to-date and reflects ground reality.

### LGI 4: Cost-effectiveness and Sustainability of Land Administration Services

The registry is financially sustainable through fee collection to finance its operations. Investment in land administration is sufficient to cope with demand for high quality

### LGI 2: Completeness of the Land Registry

Total cost of recording a property transfer is low. Information on spatial extent and duration of approved concessions is publicly available. Compliance with safeguards on concessions is monitored and enforced effectively and Avenues to deal with non-compliance exist and obtain timely and fair decisions.

### LGI 1: Mechanisms for Recognition of Rights

Land possession by the poor can be formalized in line with local norms in an efficient and Non-documentary evidence is effectively used to help establish rights. Long-term unchallenged possession is formally recognized. First-time recording of rights on demand includes proper safeguards and access is not First-time registration does not entail significant informal fees.

### LGI 4: Contracts Involving Public Land are Public and Accessible

Land to be made available to investors is identified transparently and publicly, in agreement with right holders. Investments are selected based on economic, socio-cultural and environmental impacts in an open process. Public institutions transferring land to investors are clearly identified and regularly audited. Public bodies transferring land to investors share information and coordinate to minimize and resolve overlaps (incl. sub-soil). Compliance with contractual obligations is regularly monitored and remedial action taken if needed. Safeguards effectively reduce the risk of negative effects from large scale land-related investments. The scope for resettlement is clearly circumscribed and procedures exist to deal with it in line with best practice.

### LGI 3: Policy Implementation is Effective, Consistent and Transparent

Investors provide sufficient information to allow rigorous evaluation of proposed investments. Approval of investment plans follows a clear process with reasonable timelines. Right holders and investors negotiate freely and directly with full access to relevant information. Contractual provisions regarding benefit sharing are publicly disclosed.

### LGI 2: Private Investment Strategy

Policy to improve equity in asset access and use by the poor exists, is implemented effectively and monitored. The public captures benefits arising from changes in permitted land use.

### PANEL 6: Public Provision of Land Information: Registry and Cadastre

Approval of investment plans follows a clear process with reasonable timelines. Right holders and investors negotiate freely and directly with full access to relevant information. Contractual provisions regarding benefit sharing are publicly disclosed.
<table>
<thead>
<tr>
<th>Panel</th>
<th>LGI 1: Transparency of Valuations</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 1 1</td>
<td>There is a clear process of property valuation.</td>
</tr>
<tr>
<td>7 1 2</td>
<td>Valuation rolls are publicly accessible.</td>
</tr>
</tbody>
</table>

**LGI 2: Collection Efficiency**

| 7 2 1 | Exemptions from property taxes payment are justified and transparent. |
| 7 2 2 | All property holders liable to pay property tax are listed on the tax roll. |
| 7 2 3 | Assessed property taxes are collected. |
| 7 2 4 | Receipts from property tax exceed the cost of collection. |

**Panel 8: Dispute Resolution**

**LGI 1: Assignment of Responsibility**

| 8 1 1 | There is clear assignment of responsibility for conflict resolution. |
| 8 1 2 | Conflict resolution mechanisms are accessible to the public. |
| 8 1 3 | Mutually accepted agreements reached through informal dispute resolution systems are. |
| 8 1 4 | There is an accessible, affordable and timely process for appealing disputed rulings. |

**LGI 2: The Share of Land Affected by Pending Conflicts is Low and Decreasing**

| 8 2 1 | Land disputes constitute a small proportion of cases in the formal legal system. |
| 8 2 2 | Conflicts in the formal system are resolved in a timely manner. |
| 8 2 3 | There are few long-standing (> 5 years) land conflicts. |

**Panel 9: Institutional Arrangements and Policies**

**LGI 1: Clarity of Mandates and Practice**

| 9 1 1 | Land policy formulation, implementation and arbitration are separated to avoid conflict of |
| 9 1 2 | Responsibilities of the ministries and agencies dealing with land do not overlap (horizontal |
| 9 1 3 | Administrative (vertical) overlap is avoided. |
| 9 1 4 | Land right and use information is shared by public bodies; key parts are regularly reported |
| 9 1 5 | Overlaps of rights (based on tenure typology) are minimal and do not cause friction or |
| 9 1 6 | Ambiguity in institutional mandates (based on institutional map) does not cause problems. |

**LGI 2: Equity and Non-discrimination in the Decision-making Process**

| 9 2 1 | Land policies and regulations are developed in a participatory manner involving all relevant |
| 9 2 2 | Land policies address equity and poverty reduction goals; progress towards these is publicly |
| 9 2 3 | Land policies address ecological and environmental goals; progress towards these is publicly |
| 9 2 4 | The implementation of land policy is costed, matched with benefits and adequately |
| 9 2 5 | There is regular and public reporting indicating progress in policy implementation. |
| 9 2 6 | Land policies help to improve land use by low-income groups and those who experienced |
| 9 2 7 | Land policies proactively and effectively reduce future disaster risk. |

**Legend**

- Regular scoring as per LGAF indicators
- N/A in Afghanistan or no data available
- Divided indicator
- New indicator established