

**THE CHALLENGES OF DEED REGISTRATION IN KHOST CITY
DISTRICT 5, AFGHANISTAN**

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A project report submitted in partial fulfilment of the
requirements for the award of the degree of
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DEDICATION

This thesis is dedicated to my father, who taught me that the best kind of knowledge to have is that which is learned for its own sake. It is also dedicated to my mother, father, wife, brothers, and Sisters who taught me that even the largest task can be accomplished if it is done one step at a time.

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ABSTRACT

Afghanistan witnessed rapid urbanization in recent decades due to the post-war recovery process. When the war ended in 2001 after the fall of the Taliban regime, most Afghan refugees returned back to urban areas of Afghanistan including Khost city. Moreover, the rapid urbanization, migration from rural areas, neighbouring provinces, and population growth impacted Khost city with the manifestation of informal settlement. Informal settlement in Khost city refers to the housing and settlement which built up in violation of the master plan of Kabul city. The problems of the unregistered lands are considerable challenges to the residents who build houses in unplanned areas and the government. Thus, this research aims to investigate the process of deed issuance for the improvement of the unregistered land in District 5 of Khost city. In order to reach the aim of the research, a field survey interview has been conducted with 11 Afghan government officials, and 35 property developers, and a questionnaire survey has been achieved with 135 residents of District 5 of Khost city. The gathered data includes both qualitative data and quantitative data. The content analysis has been used to analyse qualitative data, and the frequency analysis has been used to analyse quantitative data. The finding on the made problems posed by unregistered land in district 5 of Khost city is the undetermined authority for deed distributing, non-registration of land, and loss of deeds in four decades of USSR invasion and civil war, Moreover, different factors led to the growth of unregistered land are the rapid increase of population, the influence of local and high-ranked officials' usurpers, and limited capacity of government. Finally, through the resident's preferences, government capacity, and District 5 physical condition, the research suggests that only a unit authority can be used for the improvement of unregistered land in district 5 Khost but throughout the country which is deed issuing is the only option for deed issuance, and the court should just minor role in the deed issuance or it means the verification of the deed can take from the court. This research is essential and has significance for the government of Afghanistan and the residents who built the house on unregistered land, by enhancing the information and awareness of the government officials regarding the need, preferences, and most problems of informal settlements on the land.

ABSTRAK

Afghanistan menyaksikan pembedaran pesat dalam beberapa dekad kebelakangan ini kerana proses pemulihan selepas perang. Apabila perang berakhir pada 2001 selepas kejatuhan rejim Taliban, kebanyakan pelarian Afghanistan kembali semula ke kawasan bandar Afghanistan termasuk bandar Khost. Selain itu, pembedaran pesat, migrasi dari kawasan luar bandar, wilayah jiran, dan pertumbuhan penduduk memberi kesan kepada bandar Khost dengan manifestasi penempatan tidak formal. Penempatan tidak formal di bandar Khost merujuk kepada perumahan dan penempatan yang dibina melanggar plan induk bandar Kabul. Masalah tanah tidak berdaftar merupakan cabaran besar kepada penduduk yang membina rumah di kawasan tidak terancang dan kerajaan. Justeru, penyelidikan ini bertujuan untuk menyiasat proses pengeluaran surat ikatan untuk penambahbaikan tanah tidak berdaftar di Daerah 5 bandar Khost. Untuk mencapai matlamat penyelidikan, temu bual tinjauan lapangan telah dijalankan dengan 11 pegawai kerajaan Afghanistan, dan 35 pemaju hartanah, dan tinjauan soal selidik telah dicapai dengan 135 penduduk Daerah 5 bandar Khost. Data yang dikumpul merangkumi kedua-dua data kualitatif dan data kuantitatif. Analisis kandungan telah digunakan untuk menganalisis data kualitatif, dan analisis frekuensi telah digunakan untuk menganalisis data kuantitatif. Penemuan mengenai masalah yang dibuat oleh tanah tidak berdaftar di daerah 5 bandar Khost adalah pihak berkuasa yang tidak ditentukan untuk pengagihan surat ikatan, tidak pendaftaran tanah, dan kehilangan surat ikatan dalam empat dekad pencerobohan USSR dan perang saudara. Selain itu, faktor yang berbeza menyebabkan pertumbuhan tanah yang tidak berdaftar ialah penambahan penduduk yang pesat, pengaruh perampas kuasa tempatan dan pegawai tinggi, dan kapasiti kerajaan yang terhad. Akhir sekali, melalui keutamaan penduduk, kapasiti kerajaan, dan keadaan fizikal Daerah 5, kajian mencadangkan bahawa hanya unit kuasa boleh digunakan untuk penambahbaikan tanah tidak berdaftar di daerah 5 Khost tetapi di seluruh negara yang mengeluarkan surat ikatan adalah satu-satunya pilihan untuk pengeluaran surat ikatan, dan mahkamah hanya perlu memainkan peranan kecil dalam pengeluaran surat ikatan atau bermakna pengesahan surat ikatan boleh diambil dari mahkamah. Penyelidikan ini penting dan mempunyai kepentingan bagi kerajaan Afghanistan dan penduduk yang membina rumah di atas tanah yang tidak berdaftar, dengan meningkatkan maklumat dan kesedaran pegawai kerajaan mengenai keperluan, keutamaan, dan kebanyakan masalah penempatan tidak formal di atas tanah tersebut.

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LIST OF ABBREVIATIONS

ALASP	-	Afghanistan Land Administration System Project
AMLAK	-	Department of Land Affairs
ARAZI	-	Land Independent Authority
CFA	-	City For All Program
DML	-	Deputy Ministry of Land
GCD	-	Government Cases Department
IDPL	-	Institutional Development Plan for Land Administration
GDP	-	Gross domestic product
LTERA	-	Land Titling and Economic Restructuring in Afghanistan (USAID program)
MAIL	-	Ministry of Agriculture, Irrigation and Livestock
MUDH	-	Ministry of Urban Development and Housing
IDLG		Independent Directorate for Local Governance
PTRO		Peace Training and Research Organization
USIP		United States Institute for Peace
USAID		United States Agency for International Development
USSR	-	Union of Soviet Socialist Republics

LAND MEASUREMENT UNITS

1 Jerib: 2,000 square meters (5 jeribs = 1 hectare and 2 jeribs = 1 acre)

1 Square Kilo meters = 5 hectares

1 Beswar: 100 square meters

1 Beswasa: 5 square meters

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CHAPTER 1

INTRODUCTION

1.1 Background of the Study

Before taking the land title deed the land registration is essential. Land registration has long been one of the most important aspects of establishing Land Administration in most countries across the world (Williamson et al. 2008). Land registration is defined as "*The process of documenting legally recognized interests in property*" (Zevenbergen 2002a). These interests include, but are not limited to: ownership, access, inheritance, occupation and use. The information that is considered as vital to any land registration system includes the title number, land reference number, the size, land use, location, and ownership. As a result, a good land registration system should contain and secure these components, as well as update them on a regular basis with a high level of correctness and dependability (Zevenbergen 2002a)

Over the globe, land registration is supported by either the deed system or title systems of registration. Land documents are submitted at face value under the deed system and are not subject to detailed procedural scrutiny (Akingbade 2005).

By viewing land registration from the service delivery perspective, many Land Administration objectives can be achieved. Land registration helps to strengthen the land market by making it easier to transfer, tax, value, lease, and mortgage land. Capital is easily raised when access to property rights can be easily identified, scrutinized and accessed by owners (Akingbade, 2005).

In the land administration, planning, and development of land, a systematic record of lands affairs requiring registration of the specifics of transactions such as transfer of land and interest, lease, charge, release of easement, and change of condition of land is highly significant. Land administration is comprised of two

systems: Cadastral Survey and Mapping Registration System and Land Registration System. Both systems have a different collection of land records. These two systems are very important for the formation of a good cadastral system. A cadastral system is a type of information system that consists of a set of maps or plans that illustrate the size and position of all land parcels, as well as text records that define the land's characteristics. In Afghanistan, all the given deeds in the 1970s or before just have documental records, and they do not have plans, thus, it creates problems in getting land rights. In addition, each piece of the land does not have a map or plan, deprives the owner of the land of the exact size of the land, and sometimes poses disputes between the neighbouring landowners (Choon et al. 2015).

The 2008 Land Affairs Management Law has been criticized in urban and rural regions for failing to protect customary land tenure due to unreasonable and often impossible standards that depend on on paperwork to create legal ownership and transform such documents into a official deed (Sadat and Satkowski 2015).

Afghanistan has 65 million hectares of land. According to ARAZI, below 30% of properties in urban areas and 10% of properties in rural areas have been registered by the state's official institutions. Rapid population growth across the country both in the urban area and rural areas is the cause of unplanned land development. The Khost city round area was just planned for 50000 people in a determined area, now more than 140000 people reside in an unplanned area that is not specified for housing. According to Khost municipality mostly 23% of Khost population live in Khost city, while 77% live in rural areas. As a result, Khost has rapidly urbanized and increased in population during the past two decades. Since the government was unable to accommodate the city's rapid population growth in the planned area, many people now live on the land that was allocated for agricultural. The private land owners change their land into housing without considering the rule, policies, and guidelines of the city development planning. Unfortunately, there is no designed plan for khost city, furthermore, Afghanistan, especially in Khost, does not have a specified authority for deed registration and distribution due to not done the cadaster survey yet, thus, the problems arise in land development. Recently, last year the collapsed government had started the project (ALASP) to do cadaster surveys throughout the country and then give deeds

to the owner by a modernized system. The land registration system has gone from being based on paperwork to a computerized system to eliminate double and fake land titles. The system will provide more efficient processes of obtaining rights to land by getting an original certificate of title, and it will also reduce the high costs of property transactions.

1.2 Problem Statement

In Afghanistan, almost 1.5 million Jirebs (0.3 million hectares) of land have been taken informally. According to a report published by the United States Agency for International Development (USAID) in 2010, 85 percent of all property dealings are informal, and 70 percent of all urban real estate is unregistered (Nijssen 2011). Only 34% of all land has been recorded, according to the Directorate of Cadastral Survey, which has undertaken many surveys. The lack of survey and registration of 66 percent of land opens the door to land usurpation, as survey and registration of land play a critical role in preventing and detecting usurpers (M. Yasin Osmani 2014). Early, in 2021, the Khost ARAZI department registered 250000 jirebs lands into the LandBank section during two months in Khost province, in the registered land both governmental and private land were included. In registering land two things consisted of a cadastral survey and text records of the land considering the taken documents that were given by the past governments for the right of the land, these are important for getting the title deeds (Department of Khost Urban development and land). Till now, this kind of land survey was not undertaken completely and it was ongoing.

In Afghanistan, informal or customary agreements that have developed have governed the majority of land ownership and use. In the past, the Afghan government's involvement in land management was minimal. Legal title was of little significance to ordinary Afghans since the state was too weak to maintain property rights outside of urban regions. Attempts to privatize and expand land documentation for tax retrieval reasons in the 1920s under King Amanullah and again in the 1930s under King Zahir Shah had little effect. The Department of Land Affairs (AMLAK) was founded in 1964 with the mission of managing land and registering properties for tax purposes.

AMLAK undertook the first serious attempts to gather and track Afghan landholdings in the 1960s and 1970s, compiling them in what they named the Basic or Principle books. Mandatory AMLAK registration became law in 1978. Additionally, in the 1960s and 1970s, the Afghan government oversaw an initiative to increase land titling and registration as well as to create a cadastral map, which is a record of all registered and certified property claims in Afghanistan. This initiative was supported and promoted by the United States Agency for International Development (USAID) and other international donors. The project was mostly carried out in the metropolitan regions of a few provinces, covering, according to some estimates, no more than 30% of Afghanistan's territory, but these maps never included any coordinates, making it difficult to find land parcels (Gaston and Dang 2015).

The Afghan state attempted to codify land ownership in the 1960s and 1970s, but only in metropolitan areas. The majority of the records that were produced have since been lost, destroyed, or falsified. Only about 25% of Afghanistan's land has legal titles (Gaston and Dang 2015). In the absence of property title, the government cannot develop the urban area, so it causes the density of the people and brings difficulties to local authorities to control and save the area. Rural land is typically acquired through inheritance transfers, with no records or paperwork to verify title. Given their limited presence, weak enforcement capabilities, poor reputation (as a result of corruption and land grabbing), and the severe lack of real title deeds, state mechanisms are even less able to resolve disputes in a sustainable manner (Gaston and Dang 2015).

For the past 80 years, Afghanistan has worked to create and update land registration records. However, progress achieved by one administration in constructing a register can be lost by the following regime due to regime transition and other issues if the second regime does not continue the work. In the 1960s, the government established a land registry so that landowners could report how much property they owned to the government. This was done by the government in order to collect taxes from landowners. Although this resulted in the creation of a land registry, significant information remained missing, and only a limited portion of land was recorded in the database. Only over 30% of Afghanistan's land area has been recorded in the database by 1978 (Tres Thompson 2015).

The government had no method of knowing when landowners transferred their ownership to someone else because even that information was insufficient and was not updated frequently. During the communist rule in the late 1970s, another attempt to build a centralized registry was made. The Afghan government distributed a large portion of the nation's land to families who lacked any in 1978. Although land ownership was always documented during this time, the distribution of the land was stable for a while. Some families still have records of this. The Taliban administration seized power in 1996. They did not prioritize gathering data on land ownership records and did not do so. In response to concerns about land law, they passed a statute in 2000 that relied on neighbors' opinions and the obvious occupation of a parcel of land to determine property ownership. This implied that a person might claim land under this legislation by residing there and making sure their neighbors were aware of their ownership of the land (Tres Thompson 2015). Unfortunately, the last government that was collapsed by the Taliban had started a program (ALASP project was implemented by ARAZI and was supported by World Bank) in 2021 to survey both government and private land, and every piece of land was registered in the name a person. After the research of the documents for each land, the real owner of the land will be ascertained, then the land owner will get modernized title deeds that will have a cadastral map and neighbouring land.

Afghanistan has taxed property since the 1880s, and records of taxes paid between 1930 and 1958 may still be seen in the Ministry of Finance archives (Alden Wily 2004). People have since utilized both the registration books and tax receipts to verify their ownership of land. The state continued to issue land to residents during this time by Royal or Presidential decrees, and people have since utilized these documents to confirm their ownership of a particular piece of property (Conor Fley 2011).

All unnamed land is currently categorized by law as state land until a person can prove ownership with a legally valid deed, which is the fundamental unit of registration documenting the transaction in the land. Primary court judges perform the judicial duty of registration, which entails the creation and archiving of legal documents while ARAZI authenticates the parties. A deed takes a long time and money

to obtain and register. Additionally, registering a title or owning a title does not ensure that you will be able to prove possession and get land rights. Title deeds can be registered with a variety of organizations in a variety of locations, opening up enormous chances for fraud and corruption because many titles can be registered for the same piece of land in different places (Peikar 2014). So the many land owners were/are not interested to take deeds from the authorities.

There are two types of land occupants. The first are owners of property who have bought land or house from legal owners but did not fulfil the legal formalities required to formalize ownership. The transaction was legal but the legal formalities required to obtain a legal deed from the competent court were not completed. The second is the traditional owners of the land. These are individuals who inherited the land that their ascendants occupied for more than fifty years. Most of these lands were originally located in villages (rural areas) that were later urbanized and incorporated into the city. However, in some cases, a large area of land that was owned based on a legal title deed was sub-divided and sold or resold to many individuals. Many of the purchasers of these lands hold customary deeds (Gebremedhin 2005). There is now some uncertainty over land ownership and titling (Tres Thompson 2015), and still, the problems continue.

The fact that there are so many different ownership documents is partially due to Afghanistan's complex legal system, which frequently combines State, civil, religious, and customary law. Furthermore, the instability of the official records system, the absence of a rule of law for a large portion of this time, and the various land reform strategies employed by various governments are to blame. For example, a piece of private land could have been forced purchased, expropriated, or re-designated as belonging to the government, granted to another individual through a statutory decree, or privately transacted between different individuals using official or customary documents, abandoned by its owner, illegally occupied by another party, or sold, leased, exchanged, gifted, inherited, or otherwise transferred on to others over the last 40 years. Afghanistan has a high prevalence of multiple transfers of land and property utilizing both civil law and customary law and documents, making it challenging to determine who the true owners of the land and property are (Persons

2005). The most comprehensive law on what constitutes legally acceptable land ownership documents is the Regulation on Property Management Affairs, which was amended by the Taliban in 2000 and implemented by Taliban supreme leader's order number 35 (Conor Fley 2011).

The current land registration process is lengthy, and expensive and requires the completion of a number of forms and payment of tax at 5-7 % of the value of the land. The land records are damaged, and fraudulent documents are widely distributed. The inequitable structure of land ownership and the large number of landless people are linked to the problem of land conflicts. Land disputes can sometimes turn into violence, posing a barrier to peace. In 2002 a Property Dispute Resolution Court was established but its performance was widely criticized to enforce its decisions.

The research also discusses facing the current Government (the last government was collapsed by the Taliban in 2021 august, and the new government still does not have any precise policy or guide to the mentioned issue): the creation of a land distribution plan and the function of urban master plans. Given the destruction brought on by years of conflict, the quick return of so many refugees, the severe shortage of available land, and the inability of the current institutions of law and order to administer land rights in a fair and equitable manner, these are incredibly challenging difficulties. The rising property values have made it easier for prominent government officials and their associates to engage in widespread land grabbing, together with a weak land administration system, general insecurity, and corruption (Gaston and Dang 2015). Generally, all land owners who have title deeds or do not have deeds, they are hesitated in giving information for the research. The main cause of not giving information is a fear that their land will confiscate or some piece of land will return back to the government due to not being registered by official authorities.

1.3 Research Questions

The following are the questions for this research:

1. What are the challenges in the registration process posed by unregistered land in District 5 of Khost city?
2. Why are the current landowners not having an interest to take the land title of deeds?
3. Which obstacles are the most influential against attaining the title deed of the land in District 5 of Khost city?
4. In what ways are the land owner not want to take the new title deeds of their own land?

1.4 Research Aim and Objective

The main aim of this research is to investigate the identification of systems for private land to attain title deeds in District 5 of Khost city. The following are the objectives of this research:

1. To investigate the process to attain private land deeds in Khost city.
2. To analyze the obstacles against attaining private land deeds.

1.5 Scope of the Research

The following is the scope of this research:

1. The research is limited to district 5 of Khost city.
2. This research investigates unregistered land and registered land that the owners of it do not get the deeds in the last 4 decades.
3. This research is limited to the private unregistered land and to registered land in governmental offices but the owner of it does not have title deeds and the process for getting the title deeds from related authorities.
4. The target group of people of this research are the government officials and residents of unregistered land and registered land- the owner of the land do not have any deeds till now.

1.6 Significance of Research

In 2002, an inclusive government was established and new authorities had started work for the development of the country, at that there was a sudden and huge change in Afghanistan. Many refugees came back to the country and also rural residents came to the urban areas for jobs and commercial activities, so the demand for the land was/is risen. The land was developed informally both in the urban and rural areas. Especially, the Khost city developed mostly in the north of the city district 5 for housing requirements. Some of the lands were/are state land and many of them are private land that development of the area was unplanned. Now the residents are faced with lack of public facilities and transport services. The research is based on the current status of unregistered land or the land that owners do not have deeds due to the long war and weak governance. The study also explains the obstacle against the holding deeds in the district 5 Khost city. In the research, the process and other ways or programs for land registering will be discussed. It makes an effort to improve the knowledge and understanding of locals and government representatives regarding the unregistered land in Khost city's District 5. The following are some reasons why this study is crucial to both the Afghan government and the people who live on unregistered land.

The research has recognized the land registration programs and policies posed to the customary deeds or faked title deeds or grabbing the land by power. The challenges in the registration process have been identified. Because the urban and land authorities do not need to perform research on these issues, the government will benefit. In addition to having economic advantages, it also saves time by avoiding the need to conduct these issues-related research. Government officials now have more knowledge regarding the growth of unregistered land thanks to the research. The reward will go to government personnel if the Afghan government develops a plan to stop the expansion of unregistered land in the future.

The goal of this research is to identify the best procedures for property registration and title deed acquisition that will benefit both the citizens and the government while also improving both processes.

This research assists in achieving the goal of international projects (Sustainable Development Goal, New Urban Agenda, and Paris Agreement). Clean water and clean energy will be provided in the areas that are the 6th and 7th goals of the Sustainable Development Goals as a result of the sustainable development of the land after it has been improved, registered, and deeded. If the land distribution is improved, the areas will have access to the basic infrastructure, services, water supply, recreational areas, and public amenities.

In addition, the development of the land registration and taking the modernized deeds that consist of the map or plan of the land will recognize the land for housing, farming, public service, and transport facilities. The thoroughly considered district plan will promote sustainable development, and the land will restrain unplanned growth and guarantee access to secure, reasonably priced housing. Additionally, the public spaces will be renovated to give areas for women, children, older people, and young people, enhancing the inclusive ability for participatory integration among the population. With correct hierarchy, the quality of the streets and roads will improve, ensuring an increase in road safety and access to the public transportation system, which is the New Urban Agenda's vision and the Sustainable Development Goals' 11th target.

Furthermore, by the growth of the registering land and then giving modernized deeds, first, this is a pace for sustainable development for city widening. Second, the holder of the deeds of a piece of land will pave the way for the city's master plan design. In the master plan, land for public amenities are almost considered. Third, by implementing sustainable development planning that takes green areas into account, it will help to reduce the CO₂ production that comes from transportation-related pollution of the environment, which will help to realize the Paris Agreement's vision and the 13th Sustainable Development Goal.

Generally, the land registering has under significance:

- Land registration helps you to protect your land from fraud and to resist third-party applications for adverse possession of your land and property. It also protects the title deeds from being lost, damaged, or destroyed.

- Land registration provides a state-backed guarantee securing the title to the Property. The Land Registry will also provide a title plan which provides evidence of the extent of the property (Philip Connor 2019).
- Registration makes it easier to buy and sell a property as all the property title information necessary for conveyancing will be held centrally by the Land Registry (Herrington Carmichael 2019).
- A more effective means of resolving land disputes.
- Clarity on land issues. The owner of the land is ascertained and benefits of it are reserved to the owner (Philip Connor 2019).

1.7 Research Approach

The research includes preliminary understanding, a review of the literature, data collection and analysis, results and findings, a conclusion, and recommendations. The primary stage of the research process is gaining a preliminary understanding of the circumstances surrounding the unregistered land and title deed conditions in Khost City. The literature review is the second stage of the research and includes the definition of the registration system, characteristics of title deeds, and the problems, and challenges to the current title deeds that landowners have taken long ago.

The third stage of this research is data collecting; the methodology for the research based on primary data and secondary data for the qualitative and quantitative data collection. Perception is the methodology used in primary data collection about people. Government representatives were interviewed about the public's viewpoint, and local residents completed a questionnaire survey.

An interview with the government official, the interview has been conducted with officials of the Ministry of Urban Development and Housing, Khost Municipality, Directorate of District 5. In an interview with government officials the open-ended questions have been used, to know their idea about the problems posed by unregistered land, the causes ahead the growth of non-holding title deeds leading to problems, and the procedures for improvement of registering land. As well as to know the

government strategy and policy toward registering land and then giving the deeds, the participants and respondents of an interview are an important part of the research. Since they have been employed by several governmental agencies and play a significant part in the municipal development of Khost City. It should be noted that the Afghanistan's Land Independent Authority (ARAZI) and Ministry of Urban Development and Housing recently united under the name Ministry of Urban Development and Land.

The purpose of a questionnaire survey with local residents was to learn about their opinions on title deeds, issues they have, needs they have, preferences they have, and demands they have. And to find out if they support or oppose the procedure for improving their land registration. A diverse collection of individuals, including those who are young, old, male, female, low-income, high-income, medium-income, members of various ethnic groups, individuals with varying levels of education, and individuals from various areas in District 5 have been selected for the survey. The local authority, government records, published data, and electronic data were used as the primary sources for secondary data collection to learn about the issues that unregistered land has caused, the factors that will contribute to the problem-causing growth of registering land, and, most importantly, the government's plans and policies for the future of this land registry.

The fourth part of this research is data analysis. After collecting the data, the SPSS program was used to analyse the questionnaire results and rank the causes of unreported land concerns. Moreover, the SPSS has been used to estimate locals' acceptance of the steps necessary to upgrade their land registration. The frequency analysis has been performed to determine the outcome of the responses that respondents provided to statements in the questionnaire in order to analyse the quantitative data. The NVivo software has been used to simply handle the qualitative data (the data that have been acquired through interviews) and makes the processing of them easier. Content analysis has been utilized to analyse the qualitative data.

The research's fifth stage, data analysis, produced the results and findings, which are presented in a pie chart, smart chart, and diagram for easier comprehension.

The research's sixth stage is its conclusion and recommendations. Based on the research's conclusions and findings, a framework for enhancing land registration in Khost City's District 5 has been put out.

1.8 Research Limitation

As the research has been done based on people's perceptions, the questionnaire survey and interviews have been conducted with related government officials and local residents. Then it is not without limitations, the limitation of this research are listed below:

1. The information was acquired through questionnaire surveys given to locals and interviews with government officials. The issue with this research is that they are unwilling to participate and collaborate; as a result, they may respond to questions inaccurately and carelessly. In addition, it might be challenging to persuade female respondents, especially older ones, to participate in surveys and interviews due to cultural concerns.
2. Unregistered land areas' residents lack stable land tenure. Thus, when the researcher approached them for information, they might have felt frightened and answered dishonestly since they believed the government would take their property and homes as a result of the information.
3. This research has been done based on the viewpoint of residents of District 5 Khost city because the registration land varies in size and other qualities from District to District. As a result, this study might not be applicable in other Khost City Districts. The approaches described in this research might not be relevant in other countries due to the differences between the characteristics of registering land and title deeds in Afghanistan and other countries.

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