



Title	A Study on Characteristics of Informal Settlements and Effects of Upgrading from Aspects of Houses, Land Acquisition, and Social Factors in Kabul City, Afghanistan
Author(s)	Nazire, Haroon
Citation	大阪大学, 2017, 博士論文
Version Type	VoR
URL	<a href="https://doi.org/10.18910/61724">https://doi.org/10.18910/61724</a>
rights	
Note	

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## Abstract of Thesis

Name (Haroon Nazire)	
Title	A Study on Characteristics of Informal Settlements and Effects of Upgrading from Aspects of Houses, Land Acquisition, and Social Factors in Kabul City, Afghanistan アフガニスタン、カブール市における住宅、土地取得、社会的要因からみた非正規市街地の特徴と改良事業の効果に関する研究
<p>Rapid migration and vast urban expansion have contributed to large informal settlements in Kabul city. Post-war refugees, the return of internally displaced residents (IDPs), and rural-urban migration are some of the factors driving urban informal settlements in Kabul city. This situation, in addition to the unstable security and limited local government capacity has exceeded municipal planning control. Currently, about 69 percent of the city's population live in informal settlements. Hence, to address the challenges of informal settlements in Kabul city, the Afghan government with support from international organizations has recently implemented a settlement upgrading program in Kabul.</p> <p>The study has two main objectives. Firstly, the study aims at analyzing the characteristics and conditions in informal settlements in Kabul. Secondly, to analyze the effect of the informal settlement upgrading program on housing improvement, accessibility, and the local economy in Kabul.</p> <p>The followings are the summary of the six chapters forming the thesis.</p> <p>In Chapter 1, the background to the study, including research questions, objectives, and problem statement are explained. The chapter emphasizes the growth of urban informal settlements in Kabul as part of the rural-urban migration and return of refugees. It expresses the problem statement in terms of lack of adequate planning to control population growth, urban expansion, and unplanned housing formations. The significance of this research is defined in terms of its contribution to provide empirical understanding of conditions of housing in informal settlements and upgrading programs. Previous studies concerning the topic of urban informal settlements in Kabul or other countries is also considered.</p> <p>In Chapter 2, a review of theoretical studies about informal settlements and upgrading is discussed. It tries to explain the meaning, characteristics, significance, and challenges of informal settlements. Furthermore, the topic of settlement upgrading as a strategy for improving conditions in informal settlements is also discussed. This included the different approaches and mechanisms of upgrading narrated in scholarly literature and their advantages and disadvantages. Additionally, the history and urban transformation process of Kabul city are discussed.</p> <p>In Chapter 3, the methodology adopted in this research is discussed. It explains the different paths that are selected for carrying out the research and how the study was designed and conducted. Specifically, the research method includes: literature review, physical measurement of streets, observation of construction materials, and physical conditions of houses. In addition to this, interviews with residents were conducted to obtain information on: characteristics of houses and residents, neighborhood improvement before and after upgrading as well as satisfaction with upgrading interventions. The research was undertaken in five informal areas in Kabul (<i>Tape-e Panjsad family, Taimani, Chihil Sotun, Shah Shahid and Afshar</i>). The criteria for selection and profile of the five study areas are also introduced in this discussion.</p> <p>In Chapter 4, the data from the first four study areas (<i>Tape-e Panjsad family, Taimani, Chihil Sotun and Shah Shahid</i>) are analyzed and discussed. The analysis was conducted on comprehensive characteristics and conditions of informal settlements in Kabul city. Analyses in this chapter revealed that 37.3 percent of residents in informal settlements moved to Kabul due to the concentration of job opportunities. Besides, 17.6 percent also</p>	

settled in the city, specifically informal areas due to the need to obtain access to cheap, informal housing. The land acquisition process is supported by powerful individuals who grab government or undeveloped land and sell it to buyers who are in urgent need for housing. Consequently, most of the people do not have a formal land title. Contrary to popular perception, informal residents comprised not only poor (55.1 percent) but also middle (28.5 percent) and higher income (16.4 percent) earners. Furthermore, the majority of the houses in the study areas are of courtyard typology (92 percent), even though there is a gradual shift towards detached houses (8 percent). These detached houses are newly constructed houses.

In Chapter 5, the data from *Afshar* study area, which contains 94 houses, are discussed in terms of the effects of upgrading on housing improvement, accessibility, and local economy. The main upgrading interventions in the study area are related to physical improvements such as paving of streets and construction of drainage facilities. The analysis in this chapter shows that before upgrading (between 2002 and 2012), only 22 percent of residents had attempted to improve the condition of their houses. However, after upgrading (between 2012-2016), 60 percent of residents had improved the condition of their houses by repairing damages, using modern construction material and extending houses into multi-story. The reason for this was due to improvements in the area which encouraged residents to modify their houses to match new neighborhood conditions. Additionally, accessibility analysis indicated that improved roads conditions have reduced the average distance by public transport and the cost of transportation. Moreover, roads have become accessible all year round, including the rainy season. Before upgrading, it was difficult to use the roads in rainy season, which made transport very expensive for local people. This improvement in road accessibility has also contributed to the establishment of shops and commercial centers to take advantage of the increased traffic of people on the roads. In effect, 10.5 percent of households located along improved roads have changed first floor of their houses from residence to shop. Together, these effects demonstrate that upgrading has improved conditions in the study area.

In Chapter 6, the conclusion and recommendations are presented. Some of the recommendations include maintaining the social mix (different income groups) of residents in the informal areas and legalization of land tenure for informal dwellers. Local community organizing activities to improve conditions in informal areas is also suggested. In the end, upgrading is still a useful strategy for improving informal settlements and should be promoted at the community level.

## 論文審査の結果の要旨及び担当者

氏 名 (ハルーン ナジリ)			
	(職)	氏 名	
論文審査担当者	主 査	教授	木多 道宏
	副 査	教授	横田 隆司
	副 査	教授	阿部 浩和

## 論文審査の結果の要旨

アフガニスタンの首都・カブール市では、非合法的に形成された非正規市街地が全市街地の約 69%を占め、ここに人口の約 80%の人々が居住している。その理由としては、内戦による危険を避けるため国内外の他地域へと避難していた人々が内戦後に帰還したこと、地方部の人々が仕事を求めて移住してきたこと、さらに、首都への人口集中に対応するための政策立案能力と財源が政府に不足していたことがあげられる。

政府は近年の国際的支援を受けて、ようやく改良事業に着手したところであるが、各地区の調査が不十分なままに事業が進行しており、これらの物的・社会的特徴を系統的に明らかにすることが喫緊の課題である。また、改良事業の実施された地区については、その効果を検証し、政策の評価や見直しに有効な知見を得ておくことが必要である。

本論文は、カブール市における非正規市街地 5 地区を立地条件や改良事業の進行状況により比較対照的に選定し、住宅の形式や老朽・改善の程度、土地取得のプロセス、社会階層などの特徴を総合的に考察している。また、非正規市街地の改良事業の効果を、住宅改善、アクセシビリティ、地域経済の観点から検証している。

第 1 章では、研究の目的、背景、意義、方法論等について述べている。

第 2 章では、非正規市街地とその改良事業に関する研究を整理した上で、非正規市街地の定義を行っている。また、カブール市の都市形成プロセスと前マスタープランの内容を整理し、非正規市街地の分布の特徴と課題について都市構造の観点から考察している。

第 3 章では、研究の方法論の詳細について述べており、街路の測量、建築物の材料の記録、住宅の老朽状況の評価など物的環境に関する調査、施設への移動や経済活動など住民の生活実態に関する調査、住民の生活環境に対する満足度調査の方法を整理するとともに、以上の項目に関する改良事業前後の比較方法を示している。また、調査対象 5 地区の選定理由と各地区の概要を記述している。

第 4 章では、Taimani 地区（第 15 区）、Tap-e Panjsad Family（第 11 区）、Shah Shahid（第 8 区）、Chihil Sotun（第 7 区）の 4 地区を選定し、住宅、土地所有、社会階層、居住の経緯等総合的な観点から次の特徴を明らかにしている。多くの住宅は、木や日干し煉瓦など安価な材料で建造され、状態も良くない。一方、希少ではあるが Shah Shahid と Chihil Sotun では近代的材料による良好な状態の住宅も見られる。非正規市街地での居住の理由は、37.3%が仕事を求めた他地域からの移住、17.6%が安価で非正規な住宅の取得である。土地の取得は、公有地や未開発地を獲得した有力人物が、住宅を必要とする切迫した状況にある人々に売却することで成り立っている。その結果、ほとんどの人々が正規の土地の権利を持っていない。居住者の構成は、低所得の人々（55.1%）のみならず、中流（28.5%）や高所得（16.4%）の人々も含んでいる。また、大半の住宅は中庭型であるが、独立型への漸進的な移行もみられる。

第 5 章では、2012 年に改良事業の実施された Afshar 地区（第 5 区）を対象に当該事業の効果を検討し、主に次の点を明らかにしている。改良事業は、街路の舗装と雨水排水設備のようなインフラストラクチャーの改善に限られるが、居住者の住宅改善を誘発し、調査対象戸数の約 60%が修繕、近代的な建設材料への更新、上層階への増築などを行っていた。この理由として、雨天時でも街路の状態が良くなり公共交通やタクシーなどの利用コストを低減したこと、歩行者の増加が店舗や商業施設の設置をうながしたことにより、経済的な好循環が生まれたことを指摘している。一

方、公園や公共施設などの不足が依然として続いており、今後の都市計画・まちづくりにより解決すべき課題として提示している。

第6章では、各章のまとめと提案を述べている。改良事業は一定の効果があるものの、事業の進捗には時間を要するため、既存の社会組織や NPO を住環境改善のためのまちづくり組織へと発展させることを提案している。また、多様な社会階層による社会的混住を維持し、土地の所有権を合法化していくことの重要性を指摘している。

以上のように、本論文はカブール市における非正規市街地の形成要因と課題を系統的に明らかにしたこと、政府の推進する改良事業の効果と課題を明確にしたこと、今後の新たな整備手法の方向性を示した点で建築工学の発展に寄与すること大である。

よって本論文は博士論文として価値あるものと認める。