

**Center for Public Policy and Governance at
FORMAN CHRISTIAN COLLEGE
(A Chartered University)**

**Program Design for Policy, Institutional, and Regulatory Reform in
the City of Lahore**

Terms of Reference

Job Title: Consultant for Land Use Planning and Management in Lahore

Background of the Project

Centre for public policy and governance has received USAID grant to undertake research for the project entitled *Program Design for Policy, Institutional, and Regulatory Reform in the City of Lahore*. The main outcome of the project is to prepare Lahore Vision 2035. The project was designed with reference to the Integrated Strategic Development Plan for Lahore Region 2035 (IDSP-35) of the Lahore Development Authority (LDA). It was conceived to lend support to the LDA with independent research on urban policies relevant for Lahore.

Initially the project was entitled Lahore Vision 2035. However after due deliberation and consultation, the title of the project has been reworked as *Program Design for Policy, Institutional, and Regulatory Reform in the City of Lahore*.

In order to accomplish the objective of the project, the CPPG seeks to recruit Consultants who will be responsible for research and planning regarding:

- 1) Governance and Management of Lahore
- 2) Transport Planning in Lahore
- 3) Water Supply, Sewerage and Waste Management
- 4) Real Estate Markets in Lahore including Land Use, Building Control and Zoning in Lahore
- 5) Trade Friendliness

The current ToR invites CVs of the land use and real estate experts. The incumbents must be well acquainted with current land use policies and real estate markets in Lahore region.

Main Objective of the Assignment

The consultant will be required to create a vision for access to land use, mixed use development, housing for the low-income groups, and efficient working of the real estate markets in Lahore region.

Duties and Responsibilities

Scope of work:

- Formulation of long term collective future vision of Lahore region and specify goals and actions that can serve as a basis for creating a set of development regulations, amendments for adoption by the City District Government of Lahore; together, with the existing development regulations, land use, zoning and building regulations and identified amendments should be adequate to create the defined vision.
- Analyze and review policies for real estate markets in Lahore and assess the prevailing issues and work towards regulation of real estate markets.
- Address issues such as commercialization, unplanned residential areas, underdevelopment, urban decay, and renewal/regeneration and so on.
- Assess emerging pressures on land and draft guidelines for the improvement of land-related problems such as land supply, land acquisition, colonization of land and so on and recommend ways for minimizing land speculation and extortion and promote transparency of procedures. This needs to be done for strengthening the institutional capacity and to create an enabling environment and demonstrate good practice.
- Focus on provision of land and housing for low income group and devise strategies for improving accessibility, service delivery and community participation in decision making.
- Focus on optimizing land use, commercial endeavors and unlocking economic potential in light of environment friendly initiatives.
- Identify the prevailing problems and issues in existing land and zoning policies of Lahore and assess existing short-term and long-term future prospective issues which Lahore needs to overcome for a better and prosperous future.
- Develop strategies and focus on environmental character preservation, built environment recycling, landscaping, and tree preservation. Focus on open/green/ recreation spaces for all. Take initiatives to make Lahore an environment friendly and socially inclusive city and also keep in mind the global phenomenon of climate change.

Expected outcomes from Consultancy/ reports and deliverables

The main outcome of the assignment would be a position paper (between 15, 000-20, 000 words) on governance and management of Lahore. The other deliverables include the following.

- Research design to investigate “Lahore city today” (assessment of existing issues) and future expected needs.
- Profile of Lahore region and paper on current land use issues
- Short papers on: provision of housing for low income, regulation of real estate markets and environment friendly practices in land use planning.
- Develop urban design guidelines
- Short planning documents on: built heritage conservation, tourism, parks, public spaces and open spaces.
- A short Land use planning and management vision document

Assignment Period

08 Months (August 2013-March 2014)

Terms of payment

Negotiable. Commensurate with incumbent’s experience.

Competencies

- Land use analysis, grasp of land rules and land related laws
- Real estate markets analyses
- Qualitative and quantitative research
- Familiarity with GIS based mapping for property markets
- Public sector budget analyses for land development

Required qualifications and experience

The potential candidate must possess the following:

- Post-graduate degree in social sciences, economy, Planning, Management or relevant field. Advanced degree in the relevant field would be an advantage;
- Experience with government departments and familiarity with relevant literature and national policies
- At least 10 years of experience in the area that can be considered relevant for planned activities;
- Knowledge of land related government agencies such as Lahore Development Authority, Tehsil and Town Municipal Administrations, Punjab Land Development Company, and Revenue Department required

- Excellent facilitation and interpersonal skills;
- Fluency in spoken and written English
- Proficiency in computer applications, including the internet, presentation software, database applications.
- The ability to work effectively as part of a multidisciplinary team; and
- Experience of working Lahore

Type of Position: Consultancy

Location: Center for Public Policy & Governance, FC College, Lahore

Deadline for application: 25 August 2013