



GLTN

GLOBAL LAND TOOL NETWORK

SECURING LAND AND PROPERTY RIGHTS FOR ALL

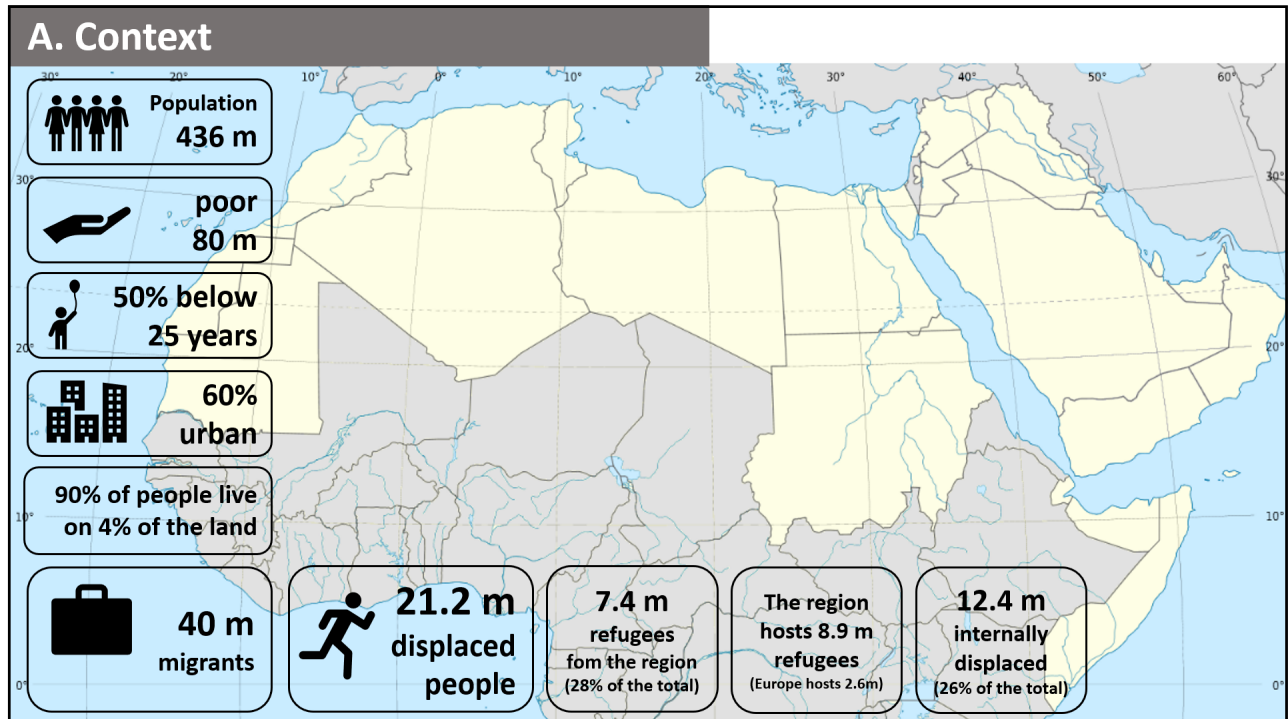
Land rights for displaced communities

Ombretta Temptra, Land Specialist, UN-Habitat / GLTN

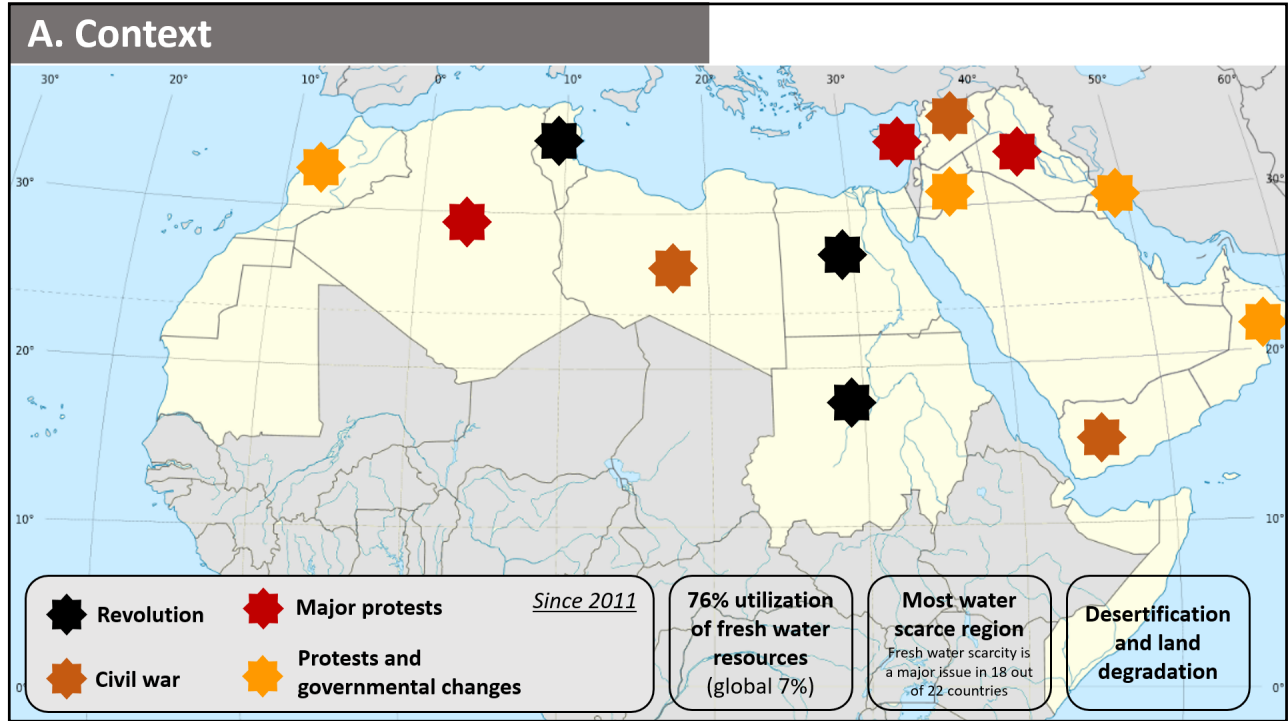
6 September 2022, Nairobi, Kenya

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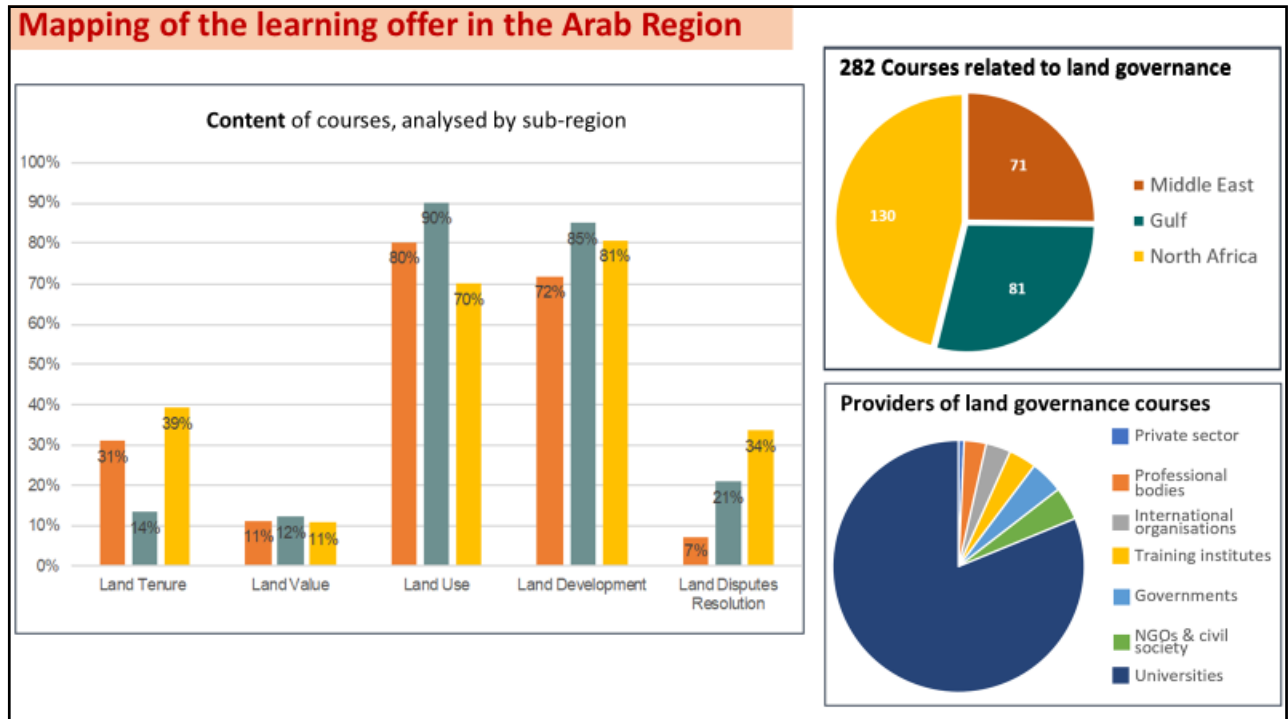
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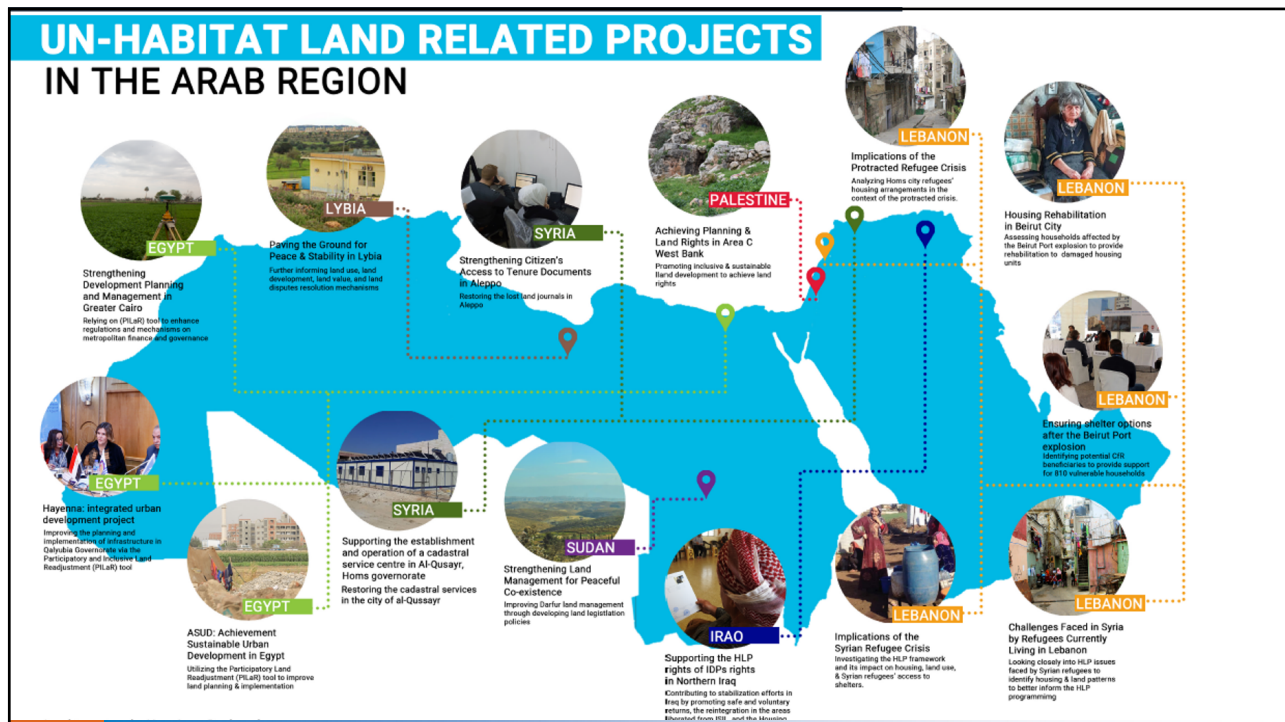
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TOOLS CUSTOMISED AND USED

- **STDM: Iraq, Sudan, Palestine, Lebanon, Syria**
- **Gender Evaluation Criteria: Palestine**
- **UN Secretary General Guidance Note on Land and Conflict: Syria**
- **Islamic Land Mechanism: Regional, Tunisia, Lebanon, Libya**
- **Fit-for-Purpose Land Administration**

Additional areas of interest:

1. Land-based financing
2. Valuation
3. Other applications of STDM
4. Land recordation (...)

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LAND RIGHTS FOR DISPLACED COMMUNITIES

- **IRAQ: Yazidi returnees**
- **SUDAN (Darfur, Blue Nile): Returnees**
- **IRAQ AND LEBANON: Syrian refugees**

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SECURING THE RIGHTS OF REFUGEES AND INTERNALLY DISPLACED PERSONS TO HOUSING, LAND AND PROPERTY IN SYRIA

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John – Paul – Souhail – Amanj – Charbel + +

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GLTN
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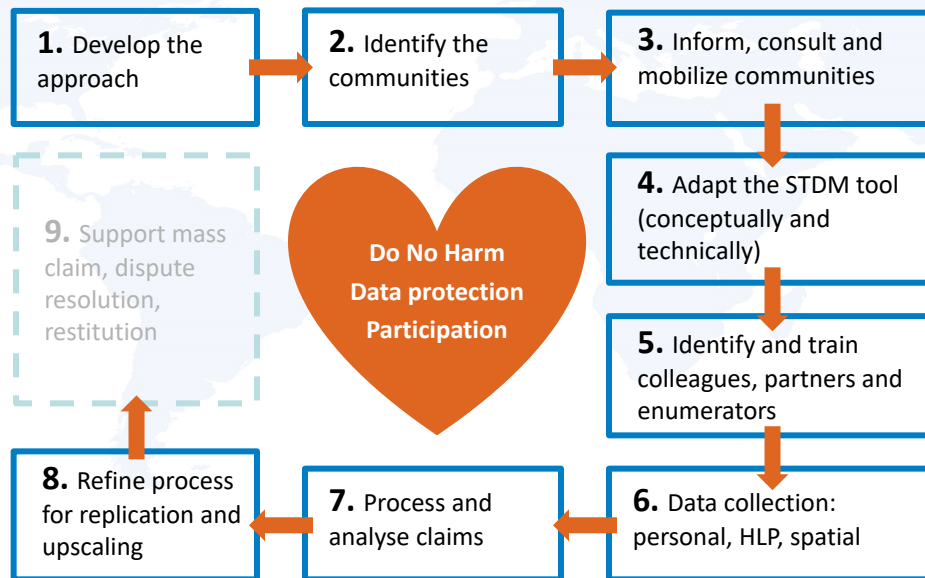
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PROJECT INTRODUCTION

- **Collect claims of tenure relationships** of Syrian refugees currently in Lebanon and Iraq to housing, land and properties in Syria, using the Social Tenure Domain Model (STDM) Tool
- **Collect & store evidence** supporting the claim in STDM databases
- **Issue Claim Registration Certificates**
- Safely store the data collected in preparation for possible **future mass claims, dispute resolution, restitution processes** (or similar, including updating land registries)
- Analyse the information collected to **inform programming and decision making**
- **Awareness & Capacity development** on HLP
- **Finetune** the methodology for replication, scale up, and design mass claims and restitution process

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OVERVIEW OF THE PROCESS



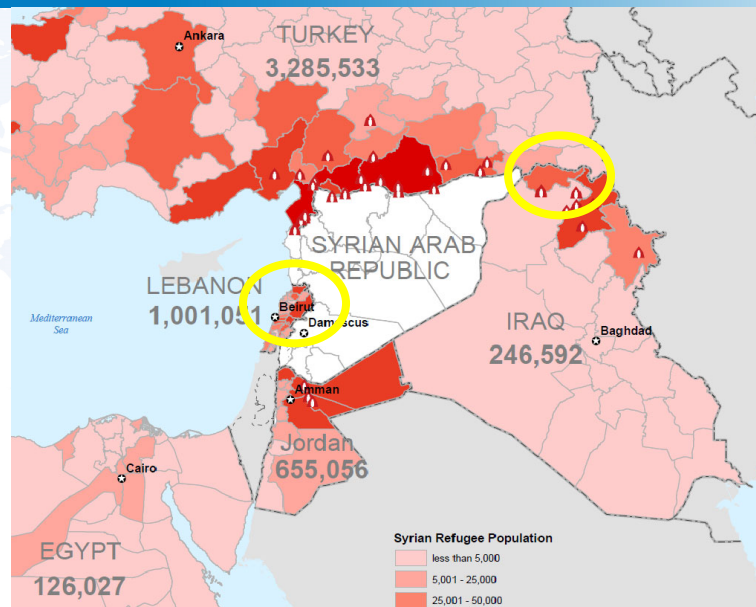
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EVIDENCE SUPPORTING LAND TENURE RELATIONSHIP CLAIMS

1. Title deed
2. Real-estate statement
3. Real-estate statement from temporary register
4. Irrevocable power of attorney
5. Court decision
6. Judicial declaration of transfer
7. Caveat record statement
8. Sale contract- General establishment for Military Housing
9. Consensual sale contract
10. Financial statement
11. Statement of membership in a housing cooperative
12. Housing cooperative's book of installments
13. Document from Public Housing Corporation
14. Public Housing ownership statement
15. Registered lease agreement on public or private lands
16. Agricultural use permit
17. Usufruct agreement
18. Sharecropping agreement
19. Unregistered lease agreement
20. Long-term *Awqaf* lease (*Akd Ejaar Awqaf*)
21. Registration of historical property with DGAM and/or the Directorate of Old Cities (Damascus)
24. Building permit
26. Industrial and commercial permits
27. For commercial properties in industrial zones: Municipality plot allocation statement
28. Well digging permit
29. Other private contracts (e.g. contract of pledge, investment contract, partnership contract etc.)
30. Residency certificate from Mukhtar
31. Bill of quantity (from the municipality)
32. Building blueprint and plans (ratified by the municip.)
33. Property tax bill
34. Utility bill
35. Internet bill
36. Tax declaration from the Ministry of Finance
37. Receipt In exchange for a service (usually, cleaning services)
38. Police report
39. Decision on property seizure
40. Shari'a Determination / Legal Determination of Heirs
41. Warrant circular
42. Security clearance of buying/selling procedures in border areas
43. Building Violation penalty

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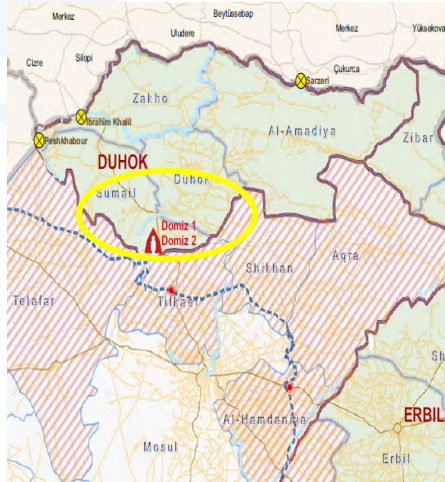
SELECTION OF TARGET COMMUNITIES



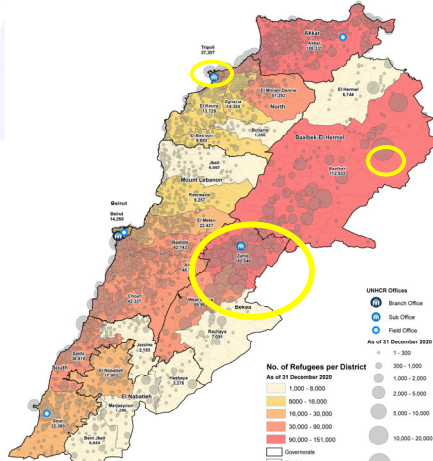
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SELECTION OF TARGET COMMUNITIES

Identified project locations



Map 1: Project locations in Iraq (Dohuk – Urban area; Domiz Camps 1 and 2; Summel)



Map 2: Project locations in Lebanon (Zahle and Baalbek; Tripoli)

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COMMUNITY MOBILIZATION AND INFORMATION

A communication plan was prepared and implemented to describe and clarify all the communication and capacity development activities undertaken under this project:

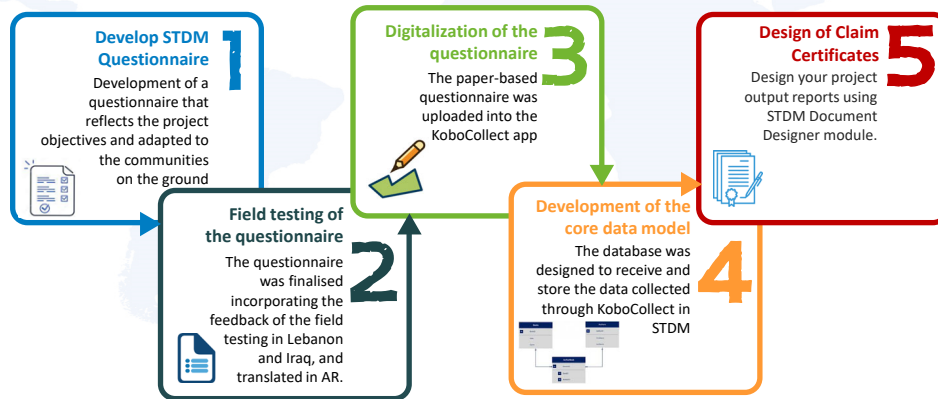
- Provide all stakeholders with **information about activities, outcomes and impact** of the project
- General awareness-raising** on HLP rights of Syrian refugees living in Lebanon and Iraq
- Targeted visibility** of the project

Project brochure

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CUSTOMIZATION OF STDM TOOL

The customization of the STDM tool was done in steps with the support of GLTN, UN-Habitat ROAS and HQ, UN-Habitat Iraq, Syria, and Lebanon Country Offices. Lessons learnt and experiences gained by the GLTN, as well as the experience of the Iraq team in the use of the STDM tool at country level were considered.



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Geolocalization of the property



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DATA MANAGEMENT AND PROTECTION PROTOCOL

Rights, roles and responsibilities

1. Data Subject - Claimants

Data subjects' rights includes:

- Right to object
- Right to be informed
- Right of access
- Right to verification and rectification
- Right to complain
- Right to be forgotten

2. Data Collectors – Enumerators

3. Data custodians – Selected personnel in UN-Habitat (firewall with Damascus office and people besides project managers)

4. Aggregate information users – UN-Habitat partners

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IDENTIFICATION AND TRAINING OF KEY PROJECT PERSONNEL

Capacity development of key project personnel on:

- Project objectives
- Project key messages
- Questionnaire content
- Types of evidence to be collected
- Data management and protection protocol
- Do no harm approach
- Use of KoboCollect



Beqaa Team training (Lebanon)

- A handbook for enumerators was developed

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DATA COLLECTION AND MANAGEMENT

Community centers

- Training activities, awareness raising sessions, meetings with the community, delivery of claim certificates, etc.

Iraq - **One community center** was established near the UNHCR office in Domiz camp.

Lebanon - **Two community centers** were established, one in Bar Elias and one in Tripoli, managed by the implementing partner SAWA.



For complains and information **three phone lines** (one for each community center) and **two email addresses** have been set up. Calls and emails are received and filtered directly by UN-Habitat in Iraq and by SAWA in Lebanon.



SAWA Community Center in Tripoli



SAWA Community Center in Bar Elias

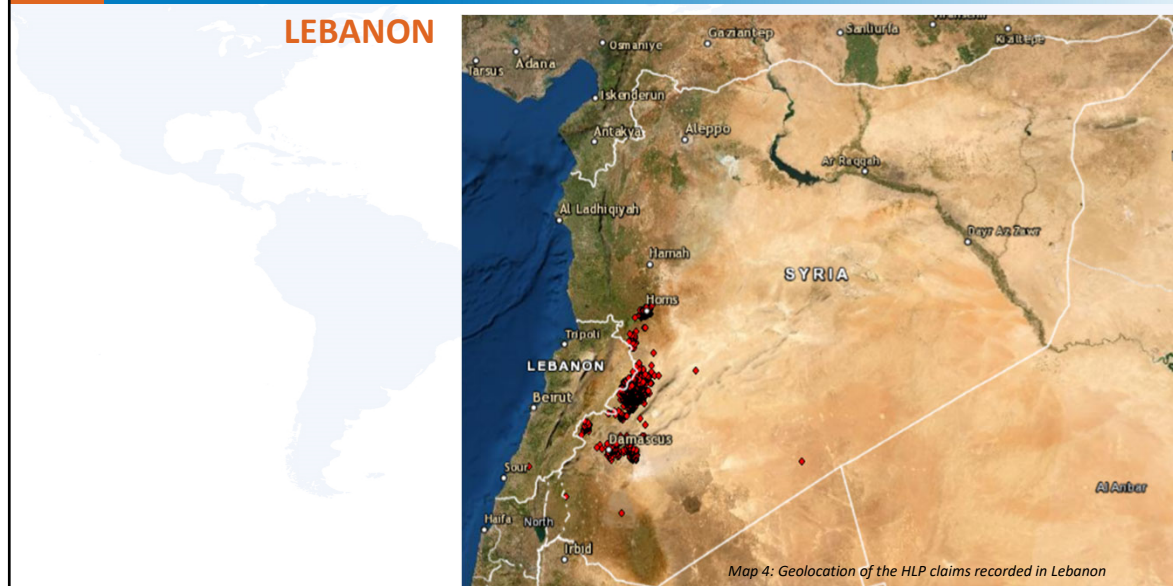
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HLP RIGHTS CLAIMED BY REFUGEES IN IRAQ



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HLP RIGHTS CLAIMED BY REFUGEES IN LEBANON



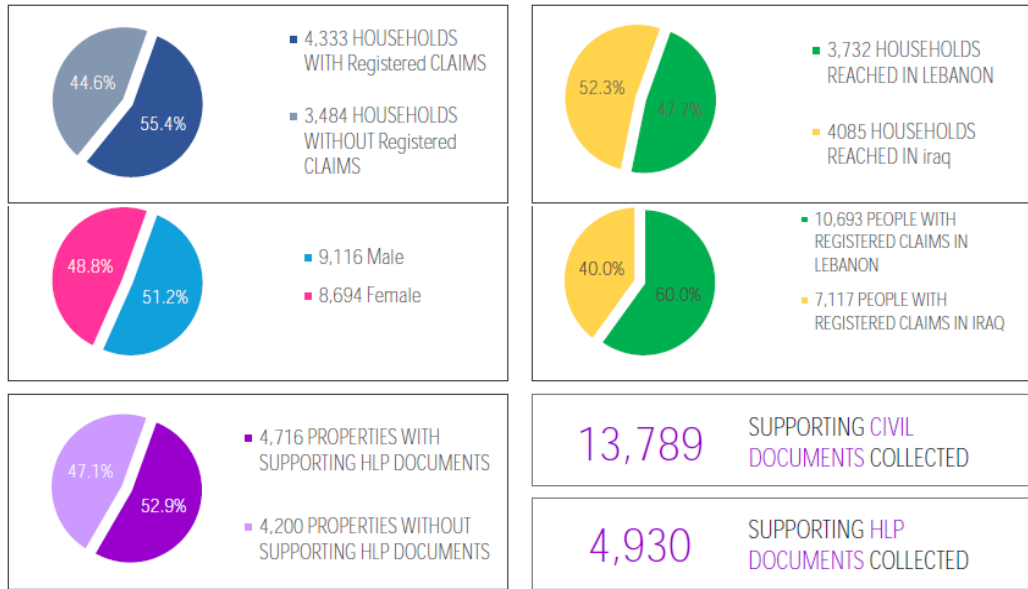
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PROGRESS - RESULTS

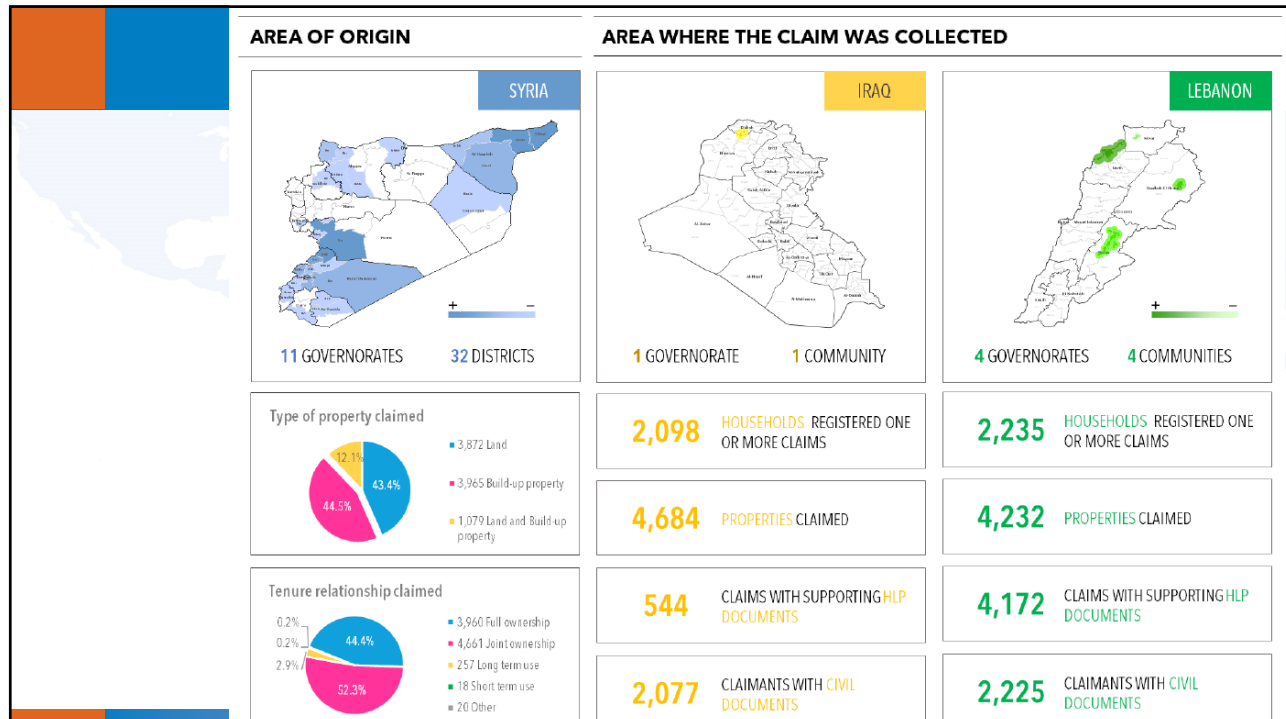
Item	Baseline Phase II	Target as per prodoc Phase II	Progress (10 August 2022)	
Indicator 1: Number of refugee households reached by the project	3,600 households	10,000 households (6,400 additional households: 3,200 per country)	9,443 households (5,711 Iraq and 3,732 Lebanon)	✓
Indicator 1.1: Number of tools and approaches developed, customized and ready to support replication and upscaling	0 tools	2 tools (STDM and Kobo Collect)	2 tools (STDM and Kobo Collect)	✓
Indicator 1.2: Number of relevant local stakeholders with demonstrated capacity	12 individuals	At least 60 individuals, including at least 30 percent female	60 Individuals 47 in Lebanon and 13 in Iraq (27 females and 33 males)	✓
Indicator 1.3: Digitized HLP claims in the database	2,400 HLP claims	6,650 claims (at least 4,250 new claims)	12,884 HLP claims (8,652 Iraq and 4,232 Lebanon)	✓

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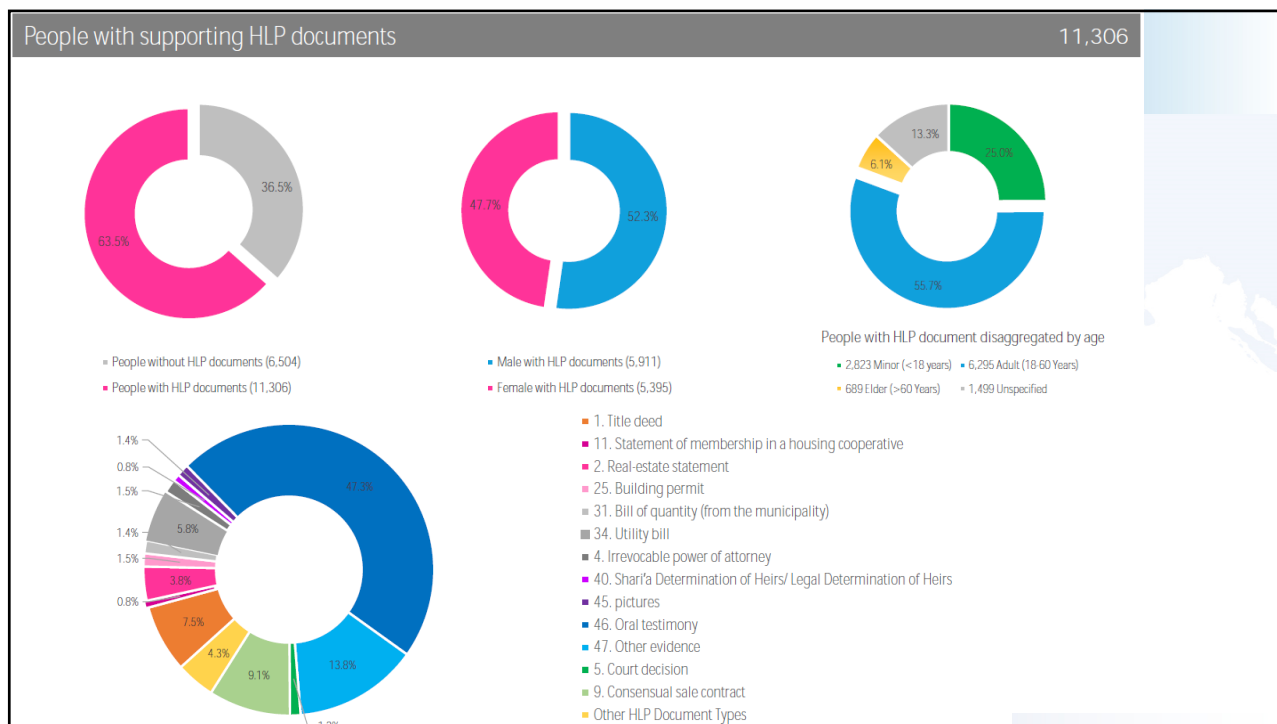
SNAPSHOT OF DATA ANALYSIS – WORK IN PROGRESS



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PRELIMINARY COST ANALYSIS

Cost per claim

- **'Gross': 86 USD**
- **'Net': 65 to 80 USD (depending on location)**

*all numbers are provisional and updated to March 2022, data is available disaggregated by age and sex.

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CHALLENGES & LESSONS

- General **lack of trust in** the UN system, lack of understanding of HLP
- **Fears:** security, forced return & military conscription, properties' confiscation
- Some people **do not want to submit claims:** more vulnerable and uneducated, communities with historical dispossession trends, internal family disputes
- **Extremely heated & politicized context, many vested interests by groups**
- **Spread of rumors** about the project, also because of the visibility policy (reputation risks – inside & outside Syria); change approach on risk management & communications
- **Covid**-related movement restrictions

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CHALLENGES & LESSONS

TOOL SPECIFIC (STDM+)

- Tool overall works well
- Different modalities for enumeration can coexist in parallel, to adapt to the characteristics of the displaced communities
- Management of the process around the technical aspect is KEY
- HQ + Regional Office + Country Offices partnership works well
- Collaboration with humanitarian partners works well, but there is space for improvement

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WAY FORWARD (PHASE 3 AND BEYOND)

FOR SYRIAN REFUGEES

- Archiving and compiling HLP documents + HLP claims (outside Syria)
- Support the re-issue of HLP documents (inside Syria)
- Prepare for mass claim / restitution & dispute resolution
- Broader reform of the land administration system in Syria
- Address the key issues related to **affordable housing and informal settlements** regularization (and upgrading / reconstruction)

OVERALL FOR LAND RIGHTS' RECORDATION FOR DISPLACED COMMUNITIES

- Very needed in the region and beyond