

# Housing, Land and Property Area of Responsibility (HLP AOR)



GLOBAL MEETING (online), Tuesday, 5<sup>th</sup> March 2024

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[\[Watch a recording of the meeting here\]](#)

*Participants from across the HLP AoR membership, including representatives from donor and member states; global and national clusters - protection, shelter and CCCM clusters; NRC, UNHCR, UN-Habitat, IOM, academic institutions and independent HLP experts.*

## AGENDA

- AoR update
  - information Management
  - Global Protection Cluster - new coordinator; conference
- Myanmar
- Ethiopia
- Shelter and HLP update
- Updates from members – the floor is open!
- Resources
- AOB

## I. AoR update

- **New GPC Coordinator has started - Josep Herreros**
- **GPC conference - June 10-14 - venue still to be confirmed, but will include dedicated HLP AoR days and time with wider protection cluster, AoRs and partners**
- **Information Management (see [presentation here](#))**
  - HLP PiN and Severity Task Team - TOR being finalised, shared soon.
    - Task Team aims to develop methodology to estimate PiN and severity scale for HLP AoR and Working Groups
    - you are welcome to join the Task Team - please contact [tresor.luvale@nrc.no](mailto:tresor.luvale@nrc.no) for more information
  - Global HLP AOR Dashboard nearly ready to be published - captures people in need, people targetted, funding. Also, HLP mapping webpage being developed
  - Joint Intersectoral Analysis Framework (JIAF) 2.0

- JIAF designed to improve the way humanitarian actors jointly plan and respond to crises.
- Lessons Learned workshop in January 2024 following roll-out in 25 countries for HPC 2024 process
- Recommendations included:
  - RC/HC requests Heads of Agencies at country level that clusters are adequately staffed ahead of HPC process;
  - Review outcome indicators/proxy indicators and if they are working: both utility & accuracy
  - Develop clear guidelines on how to define and agree scope of analysis and apply scope during analysis
  - Global Clusters and OCHA to support REACH/DTM efforts to start major assessments earlier
  - Have more offline, self-learning materials, including lite/refresher modules
  - Standardize the duration and timing of country-level ICCG training on JIAF
- JIAF resources:
  - <https://www.jiaf.info/>
  - [JIAF Technical Manual](#)

## Discussion

Colleagues expressed interest to join the Task Team. Request to also develop guidance on emergency HLP activities for clusters and sectors

## 2. Myanmar - HLP rights

- presentation from Jose Arraiza - Independent Researcher, collaborating often with ProCap, NRC, UNDP, and other actors dealing with protection and land issues.
- Co-author of new book - <https://www.amazon.co.uk/Before-Democracy-Died-Housing-Property/dp/9819970539>
- Set out HLP-relevant timeline for Myanmar, including impact on HLP rights of recent coup:
  - Land grabbing and irregular extraction of natural resources
  - Destruction of housing and other properties
  - Mass displacement of ethnic minorities and vulnerable groups
  - military capture of land administration and management bodies
  - strengthening of ethnic armed organisations and customary land systems
  - restrictions of civic space
  - impact on women and girls
  - increasing vulnerability to climate change

- Suggested HLP protection approaches included:
  - Strategic legal aid work methodologies that reduce the risks faced both by CSOs and farmers and adapt to the context
  - Creative measures to protect lands from being grabbed and to promote the recognition of customary tenure
  - People centered justice: Methodologies to resolve disputes building Collaborative Dispute Resolution skills at the village level
  - Community led climate resilience through land use
  - Research on federalism and NRM/land governance
  - Strategies to improve CSO resilience and ensure "do no harm" and due diligence
  - Digital safety support

[See a copy of Jose's presentation here](#)

### 3. Ethiopia - HLP Rapid Needs Assessment, Tigray and Somali regions

- Presentation from HLP Working Group Coordinator, Bereket Fetene (NRC ICLA Specialist, Ethiopia)
- Key findings from assessment included the following HLP issues:
  - Lack of /loss of documentation,
  - Destruction of housing and property,
  - Secondary occupation,
  - Informality of tenure arrangements
  - Fraudulent HLP transactions, and
  - Lack of functional dispute resolution mechanisms
- Recommendations included:
  - Humanitarian interventions need to consider the high rates of secondary and illegal occupation when designing programming in a community
  - Consider establishing a mass-claims mechanism for conflict-related property claims in Tigray
  - More work is needed to understand the roots of dissatisfaction with HLP dispute resolution mechanisms
  - Displacement-affected communities need access to HLP documentation.

[See a copy of Bereket's presentation here](#)

### 4. Shelter, and HLP update, Ibere Lopes

- Shelter and HLP toolkit - draft complete - consultation to follow on digital platform

- Land Rights and Due diligence guidelines - update of 2013 guidance - consultation in next quarter
- [HLP in Displacement e-course](#) - 5th module of interactive training soon to be complete - focus on climate change mitigation and action, related to HLP
  - Translations to come in Arabic, Somali, French
  - If you would like to see other languages, please let Ibere know!
- Integrating HLP into Shelter Cluster Coordinator Training - first time to include HLP component
- Preparing an HLP curriculum for shelter practitioners - adaptable to different regions
- Niger (Clementine) HLP coordination update
  - 70% occupied site without authorization. HLP issues are not being considered in response (RRM). HLP WG in Niger has trained partners on HLP
  - There is also a need to develop HLP awareness tools: to be validated by other actors or clusters such as shelter

### **Conference Update:**

- Conference on Housing, Land and Property Rights – Puerto Rico, April 2-4, 2024:  
[https://docs.google.com/forms/d/e/1FAIpQLSf3hi6Mf-DQxUkxLCAB-RBPRIgnI tyZmMtI Ci\\_Ghw3L\\_6N7g/viewform](https://docs.google.com/forms/d/e/1FAIpQLSf3hi6Mf-DQxUkxLCAB-RBPRIgnI tyZmMtI Ci_Ghw3L_6N7g/viewform)
- Conference on Housing, Land and Property (HLP) Rights in Crisis Contexts - Washington, DC, May 16-17, 2024: <https://www.eventcreate.com/e/conference-on-housing-land>
- World Bank Land Conference 2024: Securing Land Tenure and Access for Climate Action – Washington, DC, May 13-17, 2024:  
<https://www.worldbank.org/en/events/2023/10/05/land-conference-2024#2>

## **5. Any Other Business**

- HLP country briefs (Emily)  
Development by IOM and American University of HLP briefs for Nigeria, Somalia, Mozambique and Ethiopia.

From the team: “*Our focus is primarily on understanding and demystifying various land tenure frameworks and arrangements, as well as understanding relationships between IDPs and various actors and host communities. We are right now focusing on four countries: Nigeria, Somalia, Ethiopia, and Mozambique.*”

*Our research will be used to create briefing papers for practitioners that will summarize, describe, and demystify land tenure and property rights challenges for IDPs. We plan to overview all of the relevant statutory laws and customary laws and practices that affect land tenure security. Some key areas of concern are evictions and secondary*

*displacements, understanding how property claims disputes are settled, land use and resource use governance, and how gender affects tenure security and property rights.*

*Additionally, we plan to incorporate an actor mapping component to identify all of the key stakeholders and actors relevant to land tenure in regions with significant IDP populations to help practitioners and cluster members better navigate potential challenges.”*

Relevant document: [Demystifying 'Tenure' for Humanitarian Practitioners \(English\)](#) and in French: [Démystification du « Régime D'occupation Foncière » pour Les Professionnels de l'humanitaire](#) document d'orientation

- Sudan (Ramona)
  - NRC Sudan launch new publication (March 11th) - [From Emergency to Recovery | Integrating Housing, Land and Property \(HLP\) Into Rebuilding Sudan](#):  
<https://reliefweb.int/report/sudan/emergency-recovery-integrating-housing-land-and-property-hlp-rebuilding-sudan>
  - Sudan HLP Working Group re-launching March 2024
- Niger (Clementine) HLP coordination update
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## OTHER RESOURCES

- [Land Governance and Land Rights in Palestine | Arab Land Initiative \(gltn.net\)](#)
- Area based approaches – CCCM cluster -  
<https://www.cccmcluster.org/resources/area-based-cccm-resources>
- Settlement based approaches – Shelter cluster  
<https://sheltercluster.org/settlements-approaches-urban-areas-working-group/documents/settlement-approach-guidance-note>
- Nigeria HLP - Unlocking equality - Empowering women and girls with HLP rights in Plateau State, Nigeria  
<https://www.nrc.no/resources/briefing-notes/unlocking-equality-empowering-women-with-hlp-rights-in-plateau-state-nigeria/>

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Members and participants of the AoR are warmly invited to present on their work at future meetings, to suggest inputs for the global update newsletter. Get in touch at [jim.robinson@nrc.no](mailto:jim.robinson@nrc.no) or [ombretta.tempra@un.org](mailto:ombretta.tempra@un.org)

Sign up for the HLP mailing list to receive event invites and global updates [here](#)

**NEXT MEETING: Wednesday Thursday 30th May 1400 CEST - online**