



WELCOME



**WHAT IS SECURE ENOUGH? GOOD PRACTICE TO ENHANCE WOMEN'S
HOUSING, LAND AND PROPERTY RIGHTS IN HUMANITARIAN RESPONSE**

Interpretation



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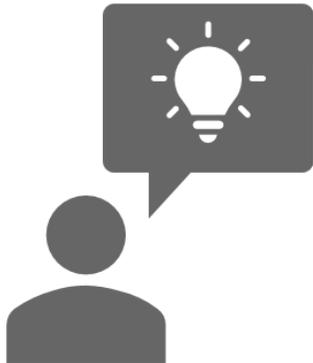
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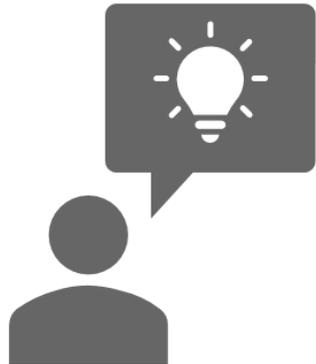
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We are pleased to welcome our speakers for this session:



- Brigitte Oederlin on behalf of the Swiss Agency for Development and Cooperation, Protection Unit and Africa Division
- Evelyn Aero on behalf of HLP AoR Somalia and NRC
- Jim Robinson on behalf of Global HLP AoR
- Rhoda Kadama on behalf of IOM, Nigeria
- Mustafa Abdullahi on behalf of NoFYL, Somalia
- Fathi Egal on behalf of UN-Habitat and GLTN, Iraq
- Shereen Bakhsar, Laura Cunial, May Hadaya on behalf of NRC, Syria and Middle East Regional Office
- Adam Schumacher on behalf of Gender, Age and Social Inclusion Team, Bureau for Humanitarian Assistance, US Agency for International Development

Our agenda for today



Opening Remarks - Brigitte Oederlin *Swiss Agency for Development and Cooperation, Humanitarian Aid*

Country experiences - facilitated by Evelyn Aero, *HLP AoR Somalia* and *NRC ICLA Regional Advisor*

1. **Displaced Syrian women housing, land and property: challenges and opportunities** - *NRC, Syria*
2. **Cash for Rent - NE Nigeria** - *IOM, Nigeria*
3. **Settling for more in Somalia** - *UN-HABITAT Somalia and GLTN*
4. **The HLP AoR in Somalia** - *NoFYL, Somalia*

Question and Answers - Discussion

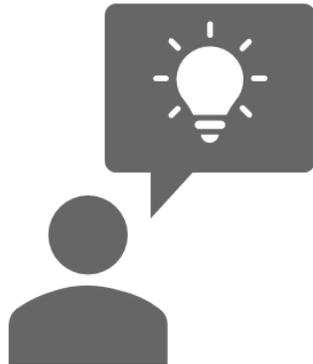
Closing Remarks - Adam Schumacher, *Bureau of Humanitarian Affairs, United States Agency for International Development*

HOUSEKEEPING

Your engagement and involvement in today's event is vital. Here is what we would love to see:

- Please keep your videos on throughout the event
- When in plenary, please mute yourselves when others are speaking
- If you require translation, please click the little globe at the bottom of your Zoom screen and select your language preference.
- If you would like to view the live transcript of the meeting, click the Live Transcript CC button on your Zoom console and then select Show Subtitles.
- Please ask your questions and add your comments to this session in the Jamboard link provided in the Zoom chat box.

Our four case studies...



1. Displaced Syrian women housing, land and property: challenges and opportunities
 - *Shereen Bakhsar - NRC Capacity Building Officer, May Hadaya - ICLA Research Coordinator; and Laura Cunial - Syria Crisis ICLA Research Adviser, NRC Syria and regional office*
1. Cash for Rent - NE Nigeria
 - *Rhoda Kadama - HLP Advisor for Emergency Response and Early Recovery, NE Nigeria, IOM Nigeria*
1. Settling for more in Somalia
 - *Fathi Egal - Land and Conflict Consultant, Global Land Tool Network, Land, Housing and Shelter Section, UN-Habitat Somalia & GLTN*
1. The HLP AoR in Somalia
 - *Mustafa Abdullahi - Project Manager, NoFYL Somalia*



Displaced Syrian women housing, land and property: challenges and opportunities

Sheeren Bakhsar, May Hadaya and Laura Cunial

**حقوق السكن والأراضي والملكية للنساء
السوريات المهجرات: التحديات والفرص**

Key HLP challenges for displaced women in Syria

أبرز تحديات السكن والأراضي والملكية
التي تواجهها النساء النازحات في سوريا

- Displacement/return and security of tenure
- Social barriers
- Lack of awareness of rights and procedures
- Lack/ loss of civil documentation and HLP documents

- النزوح /العودة والحياسة الأمنة
- العوائق الاجتماعية
- عدم كفاية الوعي بالحقوق والإجراءات
- عدم كفاية وجود الوثائق المدنية والوثائق المتعلقة بالسكن والأراضي والملكية أو فقدانها

Capacity development of humanitarian actors

تطوير قدرات العاملين في المجال الإنساني

- Development of guidance note:
 - Lease Agreement
 - Transfer of Ownership of Real Property in the Land Registry Obtained by Sale Contract
 - Inheritance
- Analysis of the 2019 Amendments to the Personal Status Law (with UNHCR)
- Booklet “Stories of Syrian women, their family and property” (with UNDP)

➤ إصدار المذكرات التوجيهية:

➤ عقود الإيجار

➤ نقل ملكية العقارات المكتسبة بعقد بيع في السجل العقاري

➤ الميراث

➤ تحليل التعديلات التي تم إجراؤها عام 2019 على قانون الأحوال الشخصية (مع مفوضية الأمم المتحدة لشؤون اللاجئين)

➤ كُتِبَ "قصص نساء سوريات، عائلاتهن وممتلكاتهن" مع البرنامج الإنمائي للأمم المتحدة)

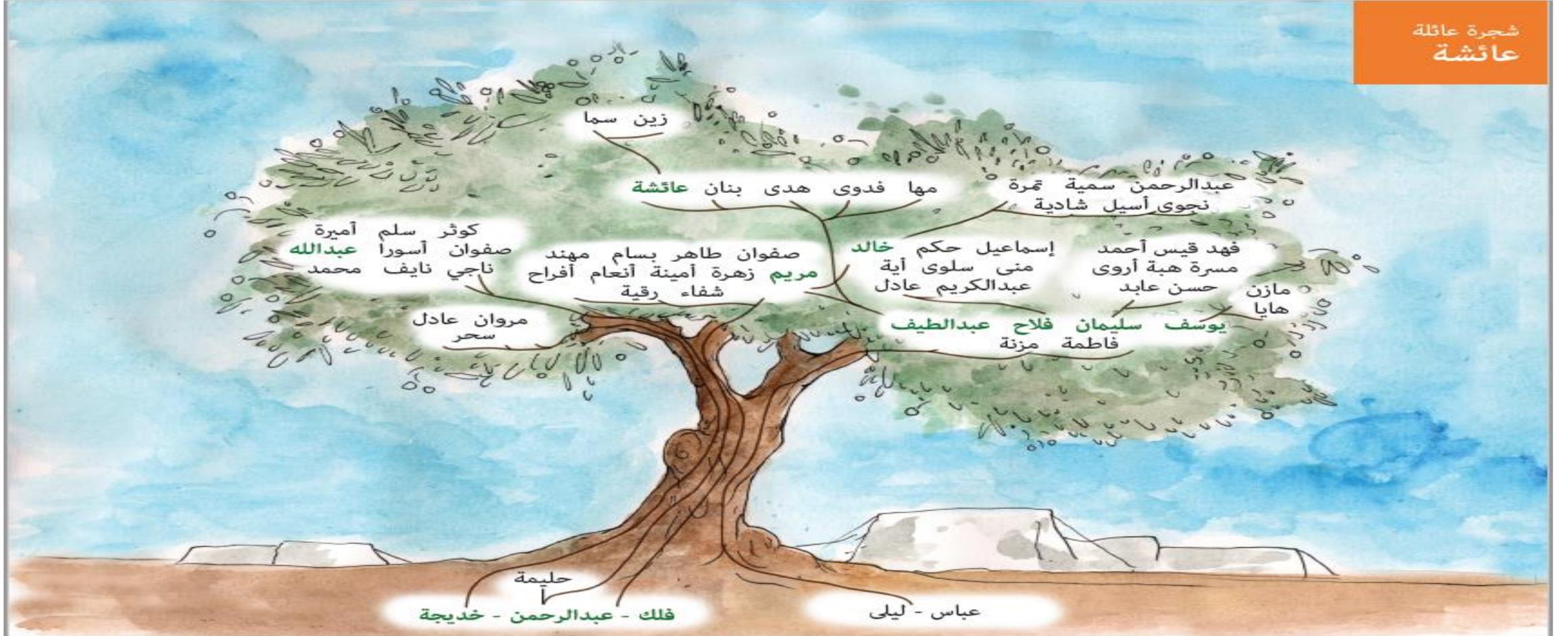
Stories booklet

قصة مصورة



Family Tree

شجرة العائلة



شجرة عائلة
عائشة

Stories booklet

قصص مصورة

قصة عائشة:

تستمد الشجاعة من جدها

ثلاثة منزل وثلاثة زوجات: مريم والدة عائشة

ولدت عائشة لأب يدعى عبد اللطيف وأم اسمها مريم كان لدى "مريم" والدة عائشة ثلاث وعشرون أخاً وأختاً لأن والدها عبد الرحمن قد تزوج ثلاثة مرات.

وعبد الرحمن كان شيخاً لإحدى العشائر وفلاحاً معروفاً عندما تزوج من فلك والدة مريم "جدة عائشة" والقادمة أنجب عبد الرحمن من فلك أربعة عائلتها من ريف حلب أبناء وسبع بنات. امتلك عبد الرحمن 200 هكتاراً أي ألفي دونم من الأراضي الزراعية. استمكت الحكومة السورية جزء من أراضيه الزراعية بعد صدور قانون الإصلاح الزراعي وتم إعادة توزيعها على الفلاحين.

بنى عبد الرحمن منزلاً لكل واحدة من زوجاته (حليمة وخديجة وفلك) في نفس الحي، وقام أيضاً ببناء بيوت لأبنائه ما عدا الابن الأصغر لكل زوجة كون كل واحد منهم سيرت منزل والدته بعد وفاته.

وبعد وفاة عبد الرحمن، تم تقسيم أراضيه بشكل متساوٍ بين أبنائه الذكور، وبهذا لم تترك زوجات عبد الرحمن أو بناته أي شيء. فقي عائلة عائشة، تبقى البنات والأمهات في بيوتهن حتى الزواج أو الوفاة ولا يمتلكن أي حق في الممتلكات والأراضي حيث ورثها أبناء عبد الرحمن بعد وفاته.



At regional level: challenges and opportunities

التحديات والفرص: على المستوى الإقليمي

“In my opinion, the main issues that Syrian women refugees might face concerning HLP documentation are: inheritance, lack of information concerning the legal procedures, lack of financial means to hire lawyers, and that most of the property deeds are registered under the husband’s name not the wife’s. If the property deed included my name, it would be much easier to access my rights since it is clear.”

Syrian woman in Lebanon

At regional level: challenges and opportunities

التحديات والفرص: على المستوى الإقليمي

- Inheritance challenges
- Changing roles



التحديات المتعلقة بالميراث ➤

تغيّر الأدوار ➤

At regional level: ongoing initiatives

مبادرات مستمرة : على المستوى الإقليمي

- Legal aid
- Capacity building



- المساعدة القانونية
- بناء القدرات



These initiatives are supported by:



RIGHTS RESPECTED – PEOPLE PROTECTED

NORWEGIAN
REFUGEE COUNCIL

NRC

What is Secure Enough? Good Practice to Enhance Women's Housing, Land and Property Rights in Humanitarian Response (Nigeria)

Kadama Rhoda Usman

HLP Advisor IOM Northeast, Nigeria Program.

26/10/2021

CASH FOR RENT

YOLDE PARTE/LOWCOST CAMP, ADAMAWA STATE NIGERIA

Purpose of the intervention



The rental support project aims to assist 200 vulnerable members of the host community, returnees and internally displaced people who are Renting. it seeks to promote security of tenure and prevent forced evictions.



The cash is aimed at supporting them to pay their rents and other ancillary cost like electricity and water bills for one year.

BENEFICIARY ELIGIBILITY CRITERIA

Renting a room or house.

Have a valid form of ID.

Vulnerable households, including female headed or with family members with disabilities.

Due on rent and/or at risk of eviction.

Living in a house with no structural damage.

A low-income earner.

Requirement to participate in the project

Beneficiary assistance form signed by the beneficiary stating that he/she agrees to participate in this project and will comply with the terms and conditions.

Declaration of ownership signed by the landlord or representative stating that the house belongs to him/her, and it's rented out to the beneficiary in this project.

Rental Agreement signed by both the landlord / representative and beneficiary containing the details of both parties and their Rental obligations.

Images of the activities



IOM staff and beneficiaries during registration



Beneficiaries receiving cash from FSP with IOM staff supervision



A beneficiary after receiving cash

Who is eligible?

The eligible beneficiary must be:

- a) Renting a room or house.
- b) Have a valid form of ID.
- c) Vulnerable households, including female headed or with family members with disabilities.
- d) Due on rent and/or at risk of eviction.
- e) Living in a house with no structural damage.
- f) A low-income earner.



PURPOSE

The rental support project aims to assist vulnerable members of the host community, returnees and internally displaced people who are **renting a house or room**. The cash is aimed at supporting them to pay their rents and other ancillary cost like electricity and water bills for one year.



How much will the beneficiary receive?

Each beneficiary will receive an equal amount of **Thirty Thousand Naira only (30,000)** in one-time instalment to cover his/her rent for one year. The amount will be paid in cash to the beneficiary tenant.

How will the cash be delivered to the beneficiary?

The cash will be distributed through a financial institution in person at a location which will be communicated to all beneficiaries.



Where and When?

If you have been registered, IOM and/or your community leaders will provide further information on the dates and venues for collecting your assistance.

What can the assistance be used for?

Beneficiaries are encouraged to use all or part of the money to pay their rent and house utility bills, or repay debt incurred to pay the rent. IOM will be monitoring the use of the cash following the disbursement.

What are the requirements to participate?



Three forms must be completed and signed by the project participants as follows:

- Beneficiary assistance form** signed by the beneficiary stating that he/she agrees to participate in this project and will comply with the terms and conditions.
- Declaration of ownership** signed by the landlord or its representative stating that the house belongs to him and he is renting it out to the beneficiary in this project.
- Rental Agreement** signed by both the landlord / representative and beneficiary containing the details of both parties and their Rental obligations.

Feedback and Complaints



All complaints and feedback on this project should be channeled through the community leaders or the IOM Complaints and Feedback Desk attendant.



Rental Agreement Obligations



The Tenant should...

- Move to the premises (if not living currently in) and continue living in it throughout the duration of the agreement.
- Be responsible for paying the rent amount as agreed between the parties.
- Use the premises only for the purpose which it was let to.
- Not sub-let the premises.
- Preserve the premises, not damage its components and use it responsibly.

The Landlord should...

- Be the owner of the residential building and confirm that he/she alone has the right to provide the premises to the tenant.
- In case of a dispute over the ownership, the landlord shall pay back the tenant any cost incurred due to the dispute.
- Accept the duration and rent amount mentioned in the agreement.
- Ensure the rental agreement is respected by the new owners in case of sale of the premises.
- Ensure that the tenant will enjoy the use of premises peacefully if he/she is complying with this agreement.
- Remain responsible for any damage to the premises on occurrence of acts beyond the influence of the tenant.

Both the Landlord and Tenant...



- May agree to renew the tenancy for an agreed period and giving advance notice.
- Should resolve any disputes between themselves and may approach community leaders for assistance through mediation.



Humanitarian

Assistance is free!!!



All assistance provided by humanitarian organizations is based on need and is free of charge for everyone, including women, men, girls, boys, the elderly and persons with disabilities.

No one should request you to do anything inappropriate, demand any kind of fee, gift, or sexual favor in return for their help.

You have the right to complain and to report any inappropriate behavior, exploitation or abuse by a humanitarian worker. This includes government officials, volunteers, distribution staff, bank agents, drivers or security personnel.

Thank you

WHAT IS SECURE ENOUGH? GOOD PRACTICE TO ENHANCE WOMEN'S HOUSING, LAND AND PROPERTY RIGHTS IN HUMANITARIAN RESPONSE

26.10.2021

Settling for more in Somalia

Fathi Egal, Land and Conflict Consultant, LHS

PRESENTATION OUTLINE

1. **WHAT IS SECURE ENOUGH? HLP rights during humanitarian response**
 2. **CONTINUUM OF LAND RIGHTS**
 3. **CHALLENGES TO SOMALI WOMEN'S HLP RIGHTS**
 4. **PROPOSED SOLUTIONS**
 5. **CONCLUSION**
- 

INTRODUCTION

WHAT IS SECURE ENOUGH?

Why Women's HLP rights matter in times of humanitarian response

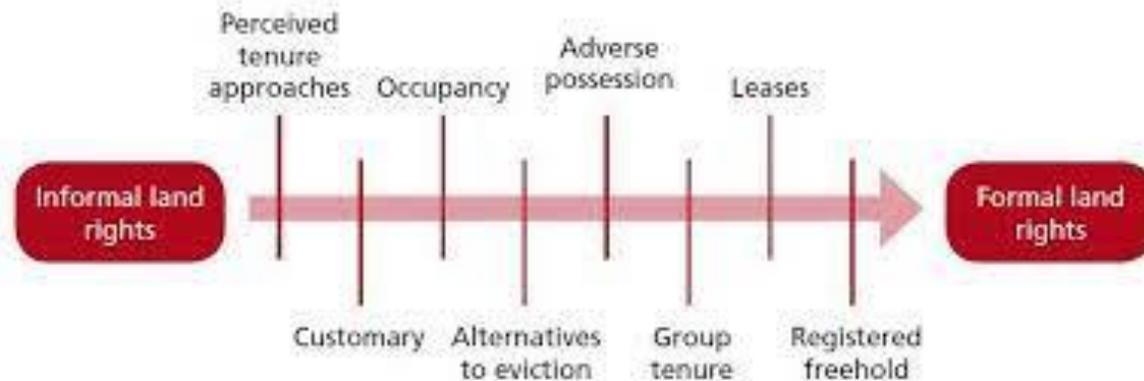
Somali women are greatly affected by displacement, forced migration and violation of basic human rights during times of humanitarian crisis

In the past, the focus of priorities during a humanitarian response has been to security, safety and protection of livelihood. Under the umbrella of durable solutions we know that during a humanitarian response is also an important time to protect HLP rights

CONTINUUM OF LAND RIGHTS

A concept for understanding the diversity of land tenure rights.

Tenure can take a variety of forms along this continuum - ...documented as well as undocumented, formal as well as informal, for individuals as well as groups, including pastoralists, residents of slums and other settlements, may be legal or extra-legal...



CONTINUUM OF LAND RIGHTS

It recognizes that there are a number of tenure forms that are appropriate, robust, effective, legitimate – it builds on what is there

It promotes increase of security across the continuum, with opportunity for movement between tenure forms

The concept and approach are now widely accepted, as part of a global shift in understanding of land tenure

CHALLENGES

Gender inequality affects women and their access to HLP rights in Somalia in profound ways

1. Somali women are more likely to have informal tenure rights and heavily impacted by patterns of **displacement, migration and poverty**

2. **Access to** and awareness of **justice systems**

- both formal and informal justice mechanisms are heavily male dominated and can undermine the rights of women

GOOD PRACTICES

Education and awareness raising are key to helping promote and protect Somali women's HLP rights, it can help them:

- Identify and understand the type of tenure they currently hold
- Prevent or minimize instances of forced evictions
- How to access and use available justice mechanisms to protect their rights

Empowering women as decision-makers and including them in dispute resolution processes

Creating enabling environments for Somali women to fully promote and protect their land rights by addressing systemic and social barriers

CONCLUSION

Women are often pressured into accepting less land rights and are made to be more reliant on male relatives

In contexts like Somalia where escalating land disputes and conflicts can have a propensity for increasing violence, women are encouraged to forego land rights in order to maintain peace

THANK YOU!



A presentation of the HLP AoR in Somalia

HLP AoR Member: Northern Youth Frontier League (NoFYL)

WHO IS NoFYL? a national NGO responding to the humanitarian situation in Somalia. An active member of the Somalia Protection Cluster and the HLP AoR.

Presenter: Mustafa Abdullahi



- ❑ In Somalia, women remain disenfranchised in almost every facet of life, more so in accessing HLP rights.
- ❑ This is further compounded by incorrigible norms and cultures that further entrench and continue to inhibit their progress in the contemporary society.

NoFYL HLP Specific Services:

- Operates mobile legal aid clinics in IDP sites to provide legal services.
- Counseling and advice to affected populations in Somalia.
- Awareness to IDPs to inform them of their HLP rights.
- HLP dialogue sessions to create social cohesion, peaceful co-existence and advocate for women's HLP rights among the communities.

Muslimo (not her real name) is a mother of 5 from Iskaashi site in Deynille district.

Ever since her husband died, she has been involved in an intense battle with her late husband's family who wanted her out of the property ostensibly because she wanted to marry another man instead of her late husband's brother.

As a result, she has been receiving numerous threats from her late husband's family which included taking the children away from her and eviction from her house.

- Using NoFYL's free hotline number (2181), Muslimo reported the incident to NoFYL where NoFYL's protection monitors sprung into action immediately to assist her.
- Monitors registered her case and provided her with psychosocial support to help her deal with the trauma.
- The monitors also sat down with her late husband's family together with the community leaders to try and sort out the differences without much success.
- Muslimo requested to be relocated to a different camp with her children. NoFYL, with permission from her late husband's family and the camp leader, relocated her to "Camp X" in Deynille district.
- NoFYL also provided Muslimo with cash assistance and food package to help her settle in her new camp.

- ❑ Forced evictions happens with abandon in IDP camps in Somalia and represents a constant risk for women.
- ❑ Women are disproportionately affected and whose rights are violated either directly or indirectly by immediate family members and the community at large.
- ❑ Forced eviction also exacerbate risk of gender-based violence among women and reduces women's access to housing, land & property (HLP) rights.

- Female headed HHs are the most affected in accessing HLP support.
- Evictions leads to family separation.
- Women are sidelined in land decision making.
- Evictions have a more negative impact on women - due to loss of household property, financial savings etc.
- Destruction of critical infrastructure like schools create more responsibilities for women to take care of children who remain at home.
- Some of the HLP assets owned by women or obtained as part of their inheritance may be lost during evictions.

1. Integrating GBV actors into existing HLP information sessions.

2. Engaging both men on women's HLP rights, to change attitudes & perceptions.

3. Local authority spearheading IDP land owner platforms, case study of Baidoa (alternative land for resettlement).

4. Provision of free hotline number to report threats & cases of evictions, also CFM.

5. Formalizing tenure; e.g. changing a verbal agreement into a 5 year lease agreement.

6. Engaging influential people (opinion leaders) in the communities such as religious leaders to explain the benefits of ensuring women are empowered with HLP rights.

GOOD PRACTICES

6. Capacity building for women in leadership roles, rights-based approach to awareness campaigns and related interventions, mixed dialogue groups – all contributed to more women engaging in HLP issues.

5. Use of visual art in visibility materials targeting community members who can't read (illiterate).

4. Strengthening the capacity of municipalities to respond to forced evictions & other HLP issues – also prevent 'fake or made up' evictions.

3. Engagement of multiple stakeholders enhances knowledge on women rights & other HLP issues.

2. Use existing alternative dispute resolution structures (dialogue groups) to prevent & respond to HLP issues.

1. Improved coordination through existing structures like community centers.

LESSON LEARNED

Forced evictions in
Bilkheir and Dayib
IDP sites in Deynille
district, Banadir
region.



Post-eviction response:
Psychosocial support
and food distribution to
affected IDPs.

Resources: www.nofyl.org | www.nrc.no | <https://www.globalprotectioncluster.org> | <https://unhabitat.org/knowledge/research-and-publications> | <https://landportal.org/>.

Key Contacts:

1. Banadir Regional Administration (BRA)
2. Evelyn Aero; Acting. HLP AoR Coordinator in Somalia and NRC Regional ICLA adviser – EAY
3. Mustafa Abdi; Project Manager, NoFYL
4. Kristin Arthur; Senior Protection Cluster Coordinator, UNHCR, Somalia



Contributors

1. Northern Frontier Youth League (NoFYL)
2. Norwegian Refugee Council (NRC)
3. Somalia Protection Cluster
4. Housing Land and Property Area of Responsibility in Somalia
5. UNHCR Somalia

