



Housing, Land & Property Task Force

Northern Regional Updates



Loss of land and property documentation

- ANDMA, DORR & ARAZI officials – all of them were of the view that it is not a huge loss.
- That people can apply again and receive it
- Land documentation - Cadastral and Courts will have the documentation
- What can be done by agencies especially since assessment reports show that even Tazkera and voters ID have been lost?
- What implications- escalation of land and water disputes?

Loss of land and property documentation

- People who are not owners to the land but tenants- how can they be provided shelter by agencies?
- How soon can land documentation be sorted before shelter agencies can provide the shelter?

Loss of Agricultural Land & Livestock

- FSAC is undertaking an assessment soon to get an overview of loss of agricultural land and livestock. The figures they have was provided by DAIL.
- They will use different methodologies to crosscheck these figures including checking with Shura, CDC members, community elders and community consultations.

Challenges in Relocations

- Challenge of not only relocating the people and providing them a house but also
 - a) Agricultural and grazing land
 - b) Provision of services (markets, mosques, clinics etc)

Government is keen to undertake relocation but is acutely aware of the financial implications.

Expeditious relocation in line with international and national standards

- Government has to expeditiously acquire the land required for relocation of affected displaced families living in tents mostly in case of Landslides and in some cases for flood affected victims as well.
1. Relocation should be consistent with international and national human rights standards and humanitarian practice and should be conducted in a safe and orderly manner.

Site Selection

2. Government should **select the sites** bearing in mind basic services including water, sanitation, road communications, health facilities and schools as well as livelihood opportunities.

In the event these services are inadequate, all reasonable measures and resources are to be employed to ensure the installation of these services equal or exceeding the Sphere Minimum Standards.

3. The site selected should be free from any legal encumbrance, lien or dispute to avoid any secondary displacement of the effected populations.

Transparent selection process

legal documentation

4. A transparent and fair verifiable system to identify and register persons entitled to receive plots shall be adopted thus ensuring non discrimination, especially in relation to ethnicity, gender or age.
5. Legal documentation should be provided to families according to the existing legislation. The Authorities should provide clarity on allocation procedures to the beneficiaries including any financial implications, costs, deadlines, procedures and complaints and appeal mechanisms (including legal remedies) to ensure the beneficiaries thoroughly understand the process.

Information, Consultation

6. Government should take all measures to disseminate the information including planning and relocation process in a timely manner to the affected populations.

Consultations should be held with the affected populations in all phases of the process. For this reason a consultative mechanism shall be established consisting of representatives of the community including women, ethnic minorities, landless people etc and a forum provided to address their concerns.

In situations where it is difficult to reach consensus and authorities have to forcibly relocate the populations for the sake of their safety and security and avoid further deaths and destruction due to landslides and floods, authorities should proceed in compliance with national and international law and standards.

Any legal use of force must respect the principles of necessity and proportionality.

Relocation

7. Implementation of the relocation should be coordinated carefully amongst relevant state authorities and designed to allow the **minimum possible disruption** to the community being relocated and the surrounding neighbourhood.

Detailed preparation and coordination actions should be ensured for **successful implementation**.

