

KEY MESSAGES ON WOMEN, LAND AND PEACE

Sustaining Peace through Women's Empowerment and Increased Access to Land and Property Rights in Fragile and Conflict-affected Contexts

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OVERVIEW

Introduction

- **1. Why it is important to protect women's housing, land and property rights in fragile and conflict-affected contexts**
- **2. How to increase the recognition and protection of women's HLP rights**
 - Case study: Displaced Syrian women by NRC
- **3. How to empower and increase women's participation in processes related to land management and housing, land and property rights**
 - Case study: Sudan, by FAO
- **4. The humanitarian-development-peace nexus**
 - The Tunisian experience, by the Ministry of State Property and Land Affairs
 - Women's inheritance rights in Tunisia & Egypt, by Beena Foundation
 - The Afghanistan's experience, by UN-Habitat

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INTRODUCTION

The key messages are based on field experience and literature review

They are a **quick reference for:**

- Summary of knowledge
- Useful references
- For advocacy
- For developing programmes or mainstreaming women's HLP issues into broader interventions

KEY MESSAGES

WOMEN, LAND AND PEACE
Sustaining peace through women's empowerment and increased access to land and property rights in fragile and conflict-affected contexts

الرسائل المفتاحية

المرأة والأرض والسلام
الوصول عادلاً إلى الموارد الطبيعية يبرز في استراتيجيات السلام من خلال تعزيز المرأة والمساواة العالمية
المرأة والبيئة والأرض: مسارات التكامل في حالات النزاع والصراعات المسلحة

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Why it is important
to increase women's housing, land and property rights
in fragile and conflict-affected contexts

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SESSION 1 - Why it is important to increase women's housing, land and property rights in fragile and conflict-affected contexts


- **Women play a key role in preventing and resolving conflicts and building and sustaining peace: they act as 'peace agents'**
Securing HLP rights enables women to feel safe in their communities and empowers them to actively participate into decision-making, peace negotiations, peacebuilding actions
- **Protecting women's and men's HLP rights has a stabilizing effect on the societies**
Securing HLP rights helps mitigating the risk of violent conflicts flaring up. It enables the realisation of other human rights, increases agricultural production and food security, and helps societies move from humanitarian vulnerability towards recovery and self-reliance.
Protection of HLP rights is a key component of the social pact between the citizens and the state, it strengthens the relationship between people and institutions, important factor for peacebuilding.

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SESSION 1 - Why it is important to increase women's housing, land and property rights in fragile and conflict-affected contexts

Overall protection of women: When women's housing, land and property rights are protected...

- ...their **vulnerabilities are reduced**.
...they are a step closer to realizing their **right to equality**.
- ...the **power relations** within the household are rebalanced.
- ...their **autonomy and self-determination** increases.
- ...they are better capable to **provide for themselves and their families** and to cope with the social and economic impacts of conflict.
- ...the factors that force them to take up risky behaviours or adopt negative coping mechanisms are **reduced**.



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How to increase the recognition and protection of women's housing, land and property rights in fragile and conflict-affected contexts

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SESSION 2 - How to increase the recognition and protection of women's housing, land and property rights in fragile and conflict-affected contexts

To protect women's HLP rights, it has proven effective to:

- **Assess and identify which tenure options are most suitable** – time, scale, cost, sustainability, capacity and acceptance by local actors – what can benefit a greater number of women in the shortest time while simultaneously working on more suitable medium-term options.
- **Remove legal and administrative blockages** that prevent displaced women (and men) from using, renting or owning houses, land and properties.
- **Promote the use and broker the recording of clear and fair housing, land and property agreements.**
- **Advocate for and support the (re)issuing of civil documentation** which are often needed to formalise marital and family relationship and housing, land and property rights.
- **Support the retrieval and re-issuing of HLP documents** to facilitate durable solutions and in preparation for return, reintegration, restitution or compensation processes.

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SESSION 2 - How to increase the recognition and protection of women's housing, land and property rights in fragile and conflict-affected contexts

- **Establish information and support centres** and complaint mechanisms at the grassroots level to help women identify and access suitable HLP options.
- **Provide legal counselling and assistance** on HLP rights, civil documentation and other matters of priority. Explore the use of collaborative dispute resolution mechanisms and techniques to **resolve HLP disputes**.
- **Ensure that women are empowered to participate and lead land-related processes** – such as land and return commissions, etc.
- **Collect and analyse gender disaggregated data**.
- **Identify common properties and resources** such as water, trees (for fuel, food, and medicine) etc. **Ensure that women's access and use** of these are protected and that women are meaningfully included in their **management**.
- **Mitigate the risk of threats of violence** to women asserting their HLP rights.

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SESSION 2 - How to increase the recognition and protection of women's housing, land and property rights in fragile and conflict-affected contexts

Example – Displaced Syrian women's HLP rights: challenges and opportunities

presented by

Laura Cunial – Syria Crisis, Information, Counselling & Legal Assistance (ICLA) Research Adviser, Norwegian Refugee Council (NRC)

Shereen Al Abdallah – Durable Solutions Officer, Syria, Norwegian Refugee Council (NRC)

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DISPLACED SYRIAN WOMEN HOUSING, LAND AND PROPERTY: CHALLENGES AND OPPORTUNITIES

LAURA CUNIAL
SHEREEN AL ABDALLAH

حقوق السكن والأرض والملكية للنساء
النازحات السوريات: التحديات والفرص
لاورا كونيال
شيرين العبدالله

RIGHTS RESPECTED – PEOPLE PROTECTED

NORWEGIAN
REFUGEE COUNCIL **NRC**

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AT REGIONAL LEVEL: CHALLENGES AND OPPORTUNITIES

على المستوى الإقليمي: التحديات والفرص

"برأيي أن أهم القضايا التي قد تواجهها اللاجئات السوريات فيما يتعلق بوثائق السكن والأراضي والملكية هي: الميراث، ونقص المعلومات المتعلقة بالإجراءات القانونية، ونقص الموارد المالية لتوكيل محامي، وأن معظم سندات التملك تكون باسم الزوج وليس الزوجة. فلو أن سند التملك كان يتضمن اسمي، لكان حصولي على حقي أسهل بكثير لأن الأمر سيكون واضحا"

امرأة سورية في لبنان

RIGHTS RESPECTED – PEOPLE PROTECTED

NORWEGIAN
REFUGEE COUNCIL **NRC**

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These initiatives are supported by:



RIGHTS RESPECTED – PEOPLE PROTECTED

NORWEGIAN REFUGEE COUNCIL 

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SESSION 3

How to empower and increase women's participation in processes related to land management and housing, land and property rights

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SESSION 3 - How to empower and increase women's participation in processes related to land management and housing, land and property rights

The protection of women's HLP rights is an essential condition to ensure women's empowerment and participation in peace actions.

 **We must ensure that women are empowered to participate and lead discussions** related to land management and HLP rights:

- **Negotiation and mediation** efforts related to access to, use of and control over land and land related resources
- **Land dispute resolution processes**
- **Land commissions**
- **Return and restitution commissions**
- **Definition of land and HLP-related provision** in peace agreements and other relevant frameworks.

This prepares the ground for women's involvement in broader land and HLP discussions during the recovery and reconstruction phase.

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SESSION 3 - How to empower and increase women's participation in processes related to land management and housing, land and property rights

To promote women's empowerment in fragile and conflict-affected contexts:

- **Raise women's awareness and understanding** of HLP issues.
- **Support the inclusion of women** in reconstruction and rehabilitation processes.
- **Strengthen and develop the capacities of women's associations** to participate in land-related processes.
- **Make women's participation a requirement.**
- **Collect and analyse gender disaggregated data** on land administration processes, land use patterns, issues faced by women in accessing land and other land-related dynamics to guide reforms and decision making.
- **Support women's employment in land administration** and in the different aspects of land management.

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SESSION 2 - How to increase the recognition and protection of women's housing, land and property rights in fragile and conflict-affected contexts



Example – How to increase recognition and protection of women's HLP and how to empower women's participation in land & HLP management presented by

Abdirahman Issack - Chief Technical Officer, FAO Sudan

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WEBINAR LAUNCH OF THE KEY MESSAGES ON WOMEN, LAND AND PEACE

HLP SUB - SECTOR SUDAN

Presentation on How to increase recognition and protection of women's HLP and How to empower women's participation in land management and HLP?




Food and Agriculture Organization of the United Nations

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Brief background /context of the project


- About **98% of agricultural** land in Darfur region is under the customary land tenure system which is not legally recognized under the current Constitution of Sudan.
- These rights are unregistered and right holders are recognized through the native administration who govern the area where the parcel of land is located.
- **Native administration** leaders are predominantly men with patriarchal perceptions that often undermine women's land rights.
- They are also responsible for allocation of land although this authority is not granted or recognised by any formal institution.
- **Agricultural land** is generally allocated to men to the exclusion of women who are expected to access land through their husbands.
- **Legislation** on land tenure does not distinguish between men and women's right to land neither does it explicitly determine that they have equal land rights.
- Ultimately, women are excluded from land ownership under customary institutions/practices and have inadequate protection under the formal statutory system.



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Key Outcomes/Achievements

- FAO implemented **EU funded** project in **20 localities and five return sites in Darfur region** which facilitated the registration of agricultural land. The project aimed at providing security of tenure to rights holders to enable them to enjoy their HLP rights and increase productivity.
- FAO ensured gender inclusion throughout the land registration process by incorporating the following steps:
 - Required both husband and spouse to be present to declare intent to register land to the native administration as well as the Agricultural office.
 - Inclusion of husband and spouse in formal registration documents.
- The project ensured women's representation in different land **coordination** structures which positively changed the communities perspective on women's role in land registration. Women were represented as below:
 - 15% representation in State Technical Team of 60 members.
 - 25% representation in 20 Locality Action Groups of 200 members
 - 30% representation in 21 verification bodies of 210 members
- Following the exercise, 114 female headed households initiated formal registration of agricultural land in (Urukum, Haraza, Edelim and Kobei **return sites** of Central, South, East and North Darfur states).
- To date a total of 324 households have completed Dispute Free Forms (DFFs) - the first stage of formal agricultural land registration.
- 200 women headed households in the four return sites additionally benefited from food security related support including: 16 water pumps, 300 knapsacks sprayers, 2 oil pressing machines, 1 grain mill grinding machine, 3 electric generators



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Recommendations for future implementation

- Legal reform to incorporate explicit gender considerations on land rights
- Promote the inclusion of women in customary institutions decision making process.
- Inclusion of gender issues in academic curriculum to combat lack of awareness and empower women




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SESSION 4

Women's housing land and property rights for conflict prevention and recovery: the humanitarian-development-peace nexus

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SESSION 4 - Women's housing land and property rights for conflict prevention and recovery: the humanitarian-development-peace nexus






With a long-term perspective towards **durable conflict prevention and recovery strategies** , laws and practices should be analysed and reviewed to ensure that they protect and advance women's housing, land and property rights. Particular areas of focus includes:

- **The revision of gender-discriminatory inheritance and personal laws;**
- **The promotion of the registration of written marital contracts** containing information on land and property regimes;
- **The removal of the impediments** keeping women from accessing land administration services, financial facilities and mechanisms, systems for land improvement and exploitation, and land disputes resolution mechanisms
- **The reform of the legal and administrative systems** with a gender-sensitive lens.

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SESSION 4 - Women's housing land and property rights for conflict prevention and recovery: the humanitarian-development-peace nexus





To achieve change in such areas of focus, key activities recommended include:

-  Advocate and raise awareness on women's HLP rights
-  Protect women's housing, land and property rights at the time of marriage
-  Protect women's inheritance rights
-  Strengthen women's rights to land, housing and resources
-  Provide practical support for women and women groups

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SESSION 4 - Women's housing land and property rights for conflict prevention and recovery: the humanitarian-development-peace nexus



-  Increase women's access to justice and dispute-resolution mechanisms
-  Improve land administration and women's access to credit
-  Reform constitutions, policies and laws in a gender-responsive way
-  Learn to work in contexts with multiple legal systems

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SESSION 4 - Women's housing land and property rights for conflict prevention and recovery: the humanitarian-development-peace nexus

- Example 1 – Women, land and security. The Tunisian experience**
presented by
Ms. Najwa Ben Kamla - Director in the Investment Unit and Special Representative in the Council of Peers at the Ministry of State Property and Land Affairs, Tunisia
- Example 2 – Women's access to land towards an inheritance revolt. The case of post-revolutionary Tunisia and Egypt**
presented by
Rasha Emad El-Din - Executive Director, BEENA Foundation, Egypt
- Example 3 – Contributions to women empowerment and increased access to land and property rights for women in Afghanistan**
presented by
Anthony Lamba - Chief of Party, City for All Programme, UN-Habitat

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الجمهورية التونسية
وزارة أملاك الدولة والشؤون العقارية




المرأة، الأرض والأمن
التجربة التونسية
Women, Land and Security - the Tunisian experience



الأربعاء 16 فيفري 2022

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حق الملكية للمرأة تكريس على مدى التاريخ التونسي




حكاية المرأة والأرض والسلام بدأت مع اليبسا (Didon) مؤسسة قرطاج عرفت بدهانها وحسن التنبير اللذان سمحا لها بإنشاء وحكم قرطاج في شمال أفريقية التي عرفت بتجارها الواسعة وسيطرتها على بحار المتوسط ليعم فيها السلم والسلام .

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الجزء الثاني: ملكية المرأة للعقار: الواقع والتحديات والأفاق

- بلغت نسبة طلبة المعاهد المختصة في العلوم الفلاحية **هيات 75 بالمئة** من مجموع الطلبة.
- فروض عقارية فلاحية لفائدة **73 امرأة صاحبة مشروع لاجي (هبة الترض وصل إلى 250 ألف دينار في حالة حره العقار من الخواص حول 125 ألف دينار** (في حالة إقضاء العقار من الاصول (الاب أو الاخ ...)
- في إطار دعم الدولة لتسوية وضعية المتقدمات والمتقدمات في عقارات دولية فلاحية عقدت مساحيا **بمجال 350 ألف هكتار مساحيا من عقارات تلك الدول لم الحصول على الفحلات البنكية لإحداث للتفاح**. تم إبرام عقود تيمم 363 فحلت مساحية 2705 هكتار تنوع على 17 ولاية .
- إلى غاية سنة 2020م إبرام 363 عقد . منها 11 عقد أزم مع شفاء بصفتهم مالكات للعقار إنتقلت لم الملكية بالآرت أو عن طريق البيع . كما تم إبرام 107 عقدا مع شفاء بصفتهم شركات في الملاك.
- في إطار دعم الدولة للفتات الاجماعية **تمت الموافقة بتفدية برامج تسوية وضعية 200 تجمع سكني سيتم تملك مستغله بطن تفاحل حيث تم تسوية 28 تجمع ب13 ولاية بلغت نسبة تملك المرأة لها الارجح .**
- تم تخصيص عقارات دولية لفائدة **مشاريع سكن إجتماعي لمسح حوالي 52 هكتار كاتلة يمتدح ولايات الجمهورية لفائدة الباجين المبرزين والمجالس الجهورية حيث تم توفير 10000 مقسم لتفدية البرامج الإستراتيجي للوكالة العقارية السكني .**
- إفترقت تونس في إفريقيا وبتفديتها الدولية حيث صادقت في 8 أوت 2018 على **المحطة الوطنية لتفدية قرار مجلس الامن 1325** وصادقت 14 محلة فلاحية ساهمت في تلبية الجهات المحددة المهتدة بالأهواج والمناطق ذات الكاتلة السكانية العالية بتمت مشاريع اقتصادية نموذجية في تلك المناطق لتعطين منتج الهبة باعتبار سلسلة التبة ومدائن الاقتصاد الاجماعي التضامني ضمن إطار منظم ومتمكّن . من اجل تدعيم قدرات النساء الاقتصادية والاجماعية وتشجيعهن على التباء في مناطقهم في ظروف عيش كريمة.
- إيجاد مساهمات في الامن الغذائي في إطار تكبير النساء والفتيات في المناطق الريفية بإدارة المشاريع في المجال الفلاحي والمتموجات الفلاحية والصادقات التقليدية **تتمكّن برنامج "رائدات" لصنع ريادة النساء في مجال الاحمال بالوطن مع الدولة التونسية في إطلاق مشاريع صناعية وخدمية الحجم منذ 2016 في مجال التفرح بالمرأة إقتصاديا تم تمويل برامج رائدة من الدولة التونسية حوالي 4713 مشروع موجهة للنساء بتهية 42 م .د.**
- تعزيز صابحات الشبهات العليا والمعاملات عن العمل على المبادرة الخاصة **وتكبيرهن من عقارات دولية فلاحية تبين الإحصائيات 4ه بين سنة 2018-2021 بلغت نسبة مشاركة المرأة ب99 بالمئة خاصة في مناطق التبة الجهورية** تم إسناد 35 فئات ما يدل على زيادة عدد الفلاحات صاحبات المشاريع الإبتلاكن للأرض ولوسائل الإنتاج .
- تتصدر اليد العاملة الفلاحية التونسية النسائية في تونس حوالي 62 بالمئة لكن أهدت بعض الإحصائيات أن **نصف 6 بالمئة من اصحاب المشاريع الفلاحية تهن شهنات ملكية** بما يعين الوصول إلى مصادر التمويل غياب شرط الضامن ولعل اسباب ذلك ترجع للفرمان من المرات خاصة في بعض الجهات إلى جانب الفقر وضعف الاجر وغياب الحماية الاجماعية .

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الجزء الأول: ملكية المرأة للعقار: تكريس تشريعي وحقوقى ومؤسسي للمساواة

- تم أول البرلمان التي التت العمودية في 23 جاني 1846 قبل الولايات المتحدة وفرسانكذلك قطعت أشواطاً مهمّة لمناهضة التمييز بين الجنسين وتعدّ التجربة التونسية ريادة على الصعيد الإفريقي في مجال **دم حقوق النساء وتمكينهم السياسي والاجتماعي والإقتصادي** (الحق في الملكية ، مجانية وإجارية التعليم ، الصحة الإيجابية ، سن مجلة الأحوال الشخصية سنة 1956 **والغاء تعدد الزوجات والغاء نظام الاحباس الخاصة والمعترة أو الايقاف سنة 1956 .**
- تم تكريس مبدأ المساواة بين المواطنين والمواطنات في الحقوق والواجبات **بمكون أي تمييز بدمستور سنة 2014 .**
- أمام القانون 9 نوفمبر 1998 **بالمتملح بنظام الإشتراك في الاملاك بين الزوجين وهو نظام إختياريا** رضائي عند إبرام عقد الزواج أو بعد إبرامه علما وأن المبدأ في القانون التونسي التفرقة في الأموال والملكية لا وصاية للزوج على أموال زوجته.
- تعدّ تونس الأولى عربيا بسنها **لقانون عدد 58 لسنة 2017 بالمتملح بالمقتضى على المنصف ضد المرأة وهو قانون شامل .**تمتدّد الإبعاد ينطلق من الوفاة وحماية الضحية والتعهد والرذع.
- أفدت شهدت المنظومة المؤسساتية في مجال إدراج مقاربة النوع الاجماعي في التخطيط والتنمية والميزانية **وأحداث مجلس النظراء للمساواة وتكافؤ الفرص بين المرأة والرجل في 25 ماي 2016 وهو مجلس إستشاري لدى رئيس الحكومة يسهر على الاعداد والمصادقة على الخطط التنفيذية السنوية للخطّة الوطنية لإدراج مقاربة النوع الاجماعي ومتابعة إنجازها وتقييمها .**
- من بين المؤسسات الساهرة على إحترام حقوق المرأة المرصد الوطني لمناهضة العنف ضد المرأة وكذلك الهيئة الوطنية لمكافحة الإبتجار بالأشخاص والهدنة بالقانون الاسمي عدد 61 لسنة 2016 .
- مركز البحوث والدراسات والتوثيق والاطلاع حول المرأة مؤسسة عمومية مبنحة سنة 1990.
- تمّ مسسة مقاربة النوع الاجماعي وادماجها في **المخطط الخماسي 2016-2020** وكذلك **إدراج مقاربة الميزانيات المراعية للنوع الاجماعي كوسيلة لرسم السياسات العمومية بمقتضى القانون الاسمي للميزانية عدد 15 لسنة 2019**

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الجزء الثالث: ملكية المرأة للعقار: الواقع والتحديات والأفاق

- التحديات:**
- تتطلب **إلّا وجود فحوات نوعية** متوافقة
 - الولوج إلى المعقارات الدولية يتضمّن إلى **مبدأ المساواة والمناصفة والإدخال** لذلك لا بد من مراعاة التمييز الاجماعي لقائدة المعاملات في المجال الفلاحي خاصة في المناطق الحدودية والاكثر هشاشة والمهددة بالكوارث الطبيعية من خلال تمكينهن من إبتيازات مالية وعينية .
 - هنالك بعض العقارات الدولية لا يمكن التصرف فيها **إلا على وجه الكراه وبلدة عمودية في الزين وصحبر التفتت فيها** لذا لا بد من مراجعة كل من قانون الأراضي الفلاحية ومن شروط جديدة لتفكك وكذلك قانون الملك العمومي للمعاملات .
 - تدعي إعتاد مقاربة النوع الاجماعي في السياسات العمومية وتبنيها **وتبنيها فسيمة بحيث تضل النساء الفئة الأقل إسهام في خلق الثروات والإستفادة منها وهو راجع بالاساس إلى ضعف الإبتيازات المالية المرصودة وهو ما يتطلب رؤية إستراتيجية شاملة تلمح الفتحمة الاجماعية والإقتصادية تنفذ عبر سياسات عمومية تكبر ضبابا للمساواة بين الفئات والجهات**
 - بالرغم من أن المرأة الريفية تمثل الركيزة الأساسية للامن الغذائي في تونس خاصة أثناء جائحة الكورونا ومورد حيوي فان وضعيتها تحتاج إلى مزيد من العناية من خلال **سن تشريعات مناسبة لتفصيل اليات التمويل** وتكثيها من إقامة مشاريع في المجال الزراعي مع مراعاة خصوصية العمل الزراعي.
 - إدماج المعاملات بالشكل الغير الرسمي في القطاع الرسمي غير شركات تعاونية للخدمات الفلاحية .
 - إعتاد مقاربة الإستثمار المراعي للنوع الاجماعي وذلك بإقرار المزيد من التشجيعات والحوافز المالية والعقارية للباعثات ولاصحاب المشاريع المنصبة خاصة في المناطق الصحراوية والمهددة والاكثر فقرا
 - دعم ميزانيات الإدارات العمومية لإيجاد المؤشرات الكمية والنوعية المراعية للنوع الاجماعي.
 - في إطار تشريك المرأة لا بد من المراجعة القانونية مصحوبة بالمراجعة الثقافية والمزيد من التحسيس بهزوة تفكك النساء وتشريكنهن في عمليات الحفاظ على الامن وبناء وتحقيق السلام المستدام **لا سلام دون نساء**

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Women's Access to Land
Towards an Inheritance Revolt. The case of post-revolutionary Tunisia and Egypt Project

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INTRODUCTION

Women Land Right in Egypt

According to prevailing traditions in society, Egyptian women suffer from deprivation of inheritance. When a woman obtains her legal rights to inheritance, she becomes the talk of the hour in the villages and hamlets.

Males seize land/property from their sisters, in what is known as "RADWA". In many cases, the reason for withholding the inheritance from the women is the "father" himself, who relinquish his property to his male children. Even the wife, who shared her life with him, may not receive a share of the inheritance after the death of the husband.














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Project Objectives

Our project is mainly based on building the capacity of women in the village of Al-Jahdam in Assiut governorate, inside Upper Egypt, with regard to their knowledge of inheritance laws and how to claim and take their right and open new pathways for economic empowerment, which will improve their financial situation and support their ability to claim their right.

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Project Impacts

As a result, women gained knowledge of inheritance laws inside Egypt, the legal ways and paths that must be followed when claiming the right to inheritance, come up with ideas and proposals for projects that enable them to improve their economic situation and network among themselves to implement these projects, which will positively affect their lives and their ability to make decisions.



"Awareness and Education leads to Empowering women in Rural Village"







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Thank You ...








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City for All Program (2016-2021)

Contributions to women empowerment and increased access to land and property rights for women in Afghanistan

- Participatory approaches to land administration services
- Policy and regulatory reforms including improvements in land administration system



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Women's HLP rights for conflict prevention and recovery (HDP nexus)

1. Participatory approaches to land administration services

- Survey, verification and dispute resolution conducted by GAs; registration and certification by Land Authority district level offices accessible by women
- Procedures for occupancy tenure are accepted, scalable, sustainable and cost-effective
- Household occupancy data is easily available and disaggregated by gender
- Women participate in survey exercise, and have access to verification and dispute resolution (also as members of GAs)



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Innovative approaches to land administration in Afghanistan

- Gozar Assemblies with female officials
- Occupancy certificates issued to women as joint occupants or female heads of households



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Women's HLP rights for conflict prevention and recovery (HDP nexus)

2. Policy and regulatory reforms including improvements in LA system

- New survey and registration procedures recognise new "occupancy" tenure
- Parcels registered jointly and occupancy certificates issued in husband and wife's names
- Women registered as sole claimants for female-headed households
- New regulation requires verification of survey data as well as resolution of claims/disputes before registration

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Findings

Overall		Female-headed HHs (5%)	
No. of properties reg'd	837,420	No. of properties reg'd	43,615
▪ Formal	15%	▪ Formal	30%
▪ Customary	49%	▪ Customary	46%
▪ Undocumented	35%	▪ Undocumented	21%
▪ Exec. decree	1%	▪ Exec. decree	3%

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THANK YOU!

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Or get in touch with:
unhabitat-gltn@un.org or gpc@unhcr.org

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