



## Country Specific HLP Guidance and Tools

Below is an initial list of country-specific documents on Housing, Land and Property in different emergency settings. The list is by no means complete and it will be updated on a regular basis. If you would like to share a document, please write to the Global HLP Coordinator Szilard Friccka - [fricksa.unhabitat@unog.ch](mailto:fricksa.unhabitat@unog.ch).

### Contents

AFGHANISTAN .....	2
BURUNDI .....	3
COLOMBIA .....	4
COTE D'IVOIRE .....	5
DEMOCRATIQUE REPUBLIQUE OF CONGO .....	5
ETHIOPIA .....	6
GEORGIA .....	7
HAITI .....	7
KENYA .....	8
KYRGYZSTAN .....	8
LIBERIA .....	9
LIBYA .....	10
MALI .....	10
MOZAMBIQUE .....	10
MYANMAR .....	11
PAKISTAN .....	12
PHILIPPINES .....	13
SOMALIA, SOMALILAND, PUNTLAND .....	14
SOUTH SUDAN .....	15
SRI LANKA .....	15
SUDAN .....	16
SYRIA .....	17
UGANDA .....	18
YEMEN .....	18

## AFGHANISTAN

---

### [FAQs on Land Rights and Mine Action in Afghanistan](#) 2012

This document provides simple, practical guidance on land issues for mine action organizations in Afghanistan. It covers the following topics: why land matters for mine action; land rights and land release; what mine action organizations can do; and where to get additional information and support.

### [Guidelines for Mitigating Harm in Situations of Forced Eviction](#) 2012

The Guidelines, a non-binding legal document, aim at orienting and influencing the Government of Afghanistan to develop a coherent eviction and relocation policy where undue harm and suffering are mitigated. The necessity of adopting the Guidelines and the consequent development of a legislation which spells out the safeguards which needs to be met before carry out evictions comes from the recognition of the negative human consequences of forced evictions.

### [Afghanistan Report from Roundtable on Forced Eviction Guidelines](#) 2012

The program of the event encompassed case studies, the presentation of the content of the Guidelines on Forced Evictions and a roundtable discussion where the opinion and contribution of the Government was sought on the Guidelines drafted by the HLP TF. The event was opened by an introduction on the Housing, Land and Property Task Force, its mandate and its functioning under the umbrella of the Protection Cluster.

### [Kabul Informal Settlements Case Study](#) (Presentation) 2012

This presentation chronicles the experiences of UNHCR in Kabul while conducting needs assessment and profiling exercises.

### [Urban Displacement and Vulnerability in Kabul](#) 2012

This study aims to: deepen understanding of the drivers and history of displacement in Kabul; review policies and legal frameworks for displaced populations, including protection, housing, land and urban development policies; discuss the specific protection threats affecting displaced populations in Kabul and how they compare with other urban poor; assess the specific vulnerabilities of displaced populations in Kabul, particularly in relation to access to basic services, urban infrastructure and livelihood opportunities, and how they compare with other urban poor; and identify how the international aid community can best engage with the urban poor in Kabul, and the implications for humanitarian and development programming.

### [Landlessness and Insecurity: Obstacles to Reintegration in Afghanistan](#) 2011

This paper explores two of major obstacles facing past, current and future returnees — the lack of access to land; and the problems for humanitarian actors assisting returnees in an ever complex and insecure environment.

### [Afghanistan Land Tenure Profile](#) 2010

The document describes efforts to strengthen land tenure security through improvements to the legal framework, the implementation of a country-wide land survey, mapping and registration system, and the regularization of land rights in informal settlements. The document concludes, however, economic growth and political stability will not be achieved unless and until the Government removes constraints on access to land (especially urban and irrigated agricultural land), provides functional mechanisms to resolve disputes among competing claimants, and provides tenure security to owners and lessees of land in Afghanistan.

### [Issue Brief on Land Tenure and Property Rights in Afghanistan](#) 2010

Local disputes in Afghanistan are related in part to conflicting claims over land and resource rights, including disputes related to resettlement of Internally Displaced Persons and refugees, conflict over control of pasture and water, and participation in the opium economy. The sale of lease of state-held land by the government subject to counter customary claims is causing tension.

### [Landmines and Land Rights in Afghanistan](#) 2010

This case study explores the links between landmine contamination and post-conflict land rights issues in Afghanistan. By dealing with landmine contamination, it helps address landlessness and indebtedness in the farming sector, frees up residential areas and opens up access to previously contaminated land, but proper management and administration must be enacted to ensure land rights are justly distributed.

### [Community-State Administration of Private Property Records in Rural Afghanistan](#) 2008

This publication reports on an experiment to archive in community centers the agreements about legitimate users of rangeland and community verifications of privately owned agricultural land. It also presents suggestions for linking the administration of these community land rights archives with the traditional administrators of property records in governmental agencies.

### [Local Capacities for Peace: Addressing Land-Based Conflicts in Somaliland and Afghanistan](#) 2008

This report summarizes the consolidated research findings and combines them with the notes and papers which have been produced throughout the project. In 2008, methods and methodology were an important aspect of the project; the most central results are dealt with in part 2. Part 3 and 4 deal with the issue of land conflicts in Somaliland. Part 3 is based on the case study on Nasiye village, a rural context in Somaliland. Part 4 is based on a Working Note on Urban Land Conflicts, an issue that is highly political and highly difficult to research. Part 5 will deal with land conflicts in Afghanistan, summarizing the central results of the case studies. Some tentative conclusions in part 6 will close the report.

### [A Guide to Property Law in Afghanistan](#) 2005

The guide outlines the protection that is given to land, housing and property rights under international law and contains advice on how to use international human rights monitoring mechanisms. This publication is based on the experience of working with returnees and illustrates the importance of land and property rights in the process of return and reintegration. It provides an important resource for judges, lawyers and other officials as a guide to the applicable law on land and property, which can be used as a basic reference point and a training resource.

## **BURUNDI**

---

### [Burundi: Land Policy Making in a Conflict-Prone Country](#) 2012

This short paper gives an overview regarding the different components of policies related to land in Burundi, their commonalities and their achievements. Overall, there is a general tendency towards a valorization of alternative dispute resolution mechanisms and towards better recognition of local land management systems.

### [Land reform in Burundi: Waiting for Change after Twenty Years of Fruitless Debate](#) 2011

This paper analyses how the situation in Burundi relates to state policies and state land law and how the repeated attempts to reform the land code failed to respond to steadily growing tensions. One section focuses on statutory law, showing its instrumental use by colonial and postcolonial state officials to the detriment of ordinary Burundians throughout history. The second section questions the historical evolution of rules governing land relations at the local level. It stresses the progressive erosion of fundamental social regulation mechanisms since the introduction of present-day state law. The final section describes the ways in which political elites tried – but, up to now, failed – to respond to multiple land tenure problems.

### [Property Rights and Resource Governance: Burundi](#) 2010

Substantial and sustained economic growth based on increasing agricultural productivity will require continued attention to issues of property rights and resource governance. Outstanding questions include, for example: how sufficient land might be made available to permit rural households, including those headed by women, to increase their incomes through intensified agricultural production; what kinds of rules would increase access to and assure better management of water and wetlands for production; and how forests might be maintained or even enhanced to protect watersheds and produce fuel wood and timber for the population.

## COLOMBIA

---

### [Local Government Responses to Internal Displacement in Urban Areas](#) 2013

This study examines the relationships between local governments and internally displaced communities in Bogotá and Santiago de Cali (known as Cali) and highlights the critical role that local authorities play in supporting the human rights of IDPs and in implementing policies to protect them

### [Acuerdo general para la terminación del conflicto y la construcción de una paz estable y duradera](#) 2012

General agreement ending the conflict and building a stable and lasting peace

### [Victims and Land Restitution Law 1448 in Colombia](#) 2012

This document outlines how the Victims of Land Restitution Law has been a positive step towards recognizing the existence of an armed conflict in Colombia, something that had previously been systematically denied by the State. This has allowed for a legal framework to be created for the reparation of victims and the restitution of land from which they have been forcibly dispossessed.

### [Colombia: The Victims and Land Restitution Law](#) 2012

This report looks at the shortcomings in Law 1448 that can have the effect of denying survivors of human rights violations justice. These include, the obstacles faced by victims in obtaining reparations; the complex process that needs to be undertaken to identify misappropriated lands; provisions that may have the effect of legitimizing tenure of stolen lands; and inadequate support for victims returning to their lands.

### [Challenge for Gender-Sensitive Transitional Justice in Colombia](#) 2012

An expert paper, this document looks at good practices in realizing women's rights to productive resources, with a focus on land.

### [Returning Land to Colombia's Victims](#) 2011

This document looks at the scale of land loss and theft in Colombia. It discusses how economic and geostrategic interests underlie the forced displacement, the current situation of paramilitarism and how the demobilization process, under the last Administration, failed the victims and failed to achieve its objective.

### [Building Momentum for Land Restoration: Towards Property Restitution for IDPs in Colombia](#) 2010

This report is informed by IDMC's analysis of the proposed legislation (congress bill for the restitution of land), interviews, exchanges with experts on displacement in Colombia and on housing, land and property issues in the context of displacement, and by a review of legal documents and literature

### [Country Profile: Land Tenure in Colombia](#) 2010

This resource is a USAID land tenure country profile that provides information on fundamental land tenure issues, including tenure types, legal frameworks, and land administration and institutions. This country profile is divided into the following sections: Summary/overview, Land, Freshwater, Trees and Forests, Minerals, and Data Sources.

### [Land and Humanitarian Action in Colombia](#) 2007

This HPG Working Group paper highlights some of the main land tenure issues in Colombia. It demonstrates that attempts by humanitarian organizations at alleviating the crisis must incorporate a comprehensive understanding of land issues in their policies and address them in their programming as part of a context-specific, integrated and inter-disciplinary approach.

### [Defending the Housing Rights of Displaced Persons in Colombia \(ES\)](#) 2005

This report specifically analyses the housing situation of Colombia's IDPs in terms of their rights to adequate housing, to be protected from forced eviction, and to restitution of housing and property. One of our main conclusions is that the Government of Colombia must urgently take a series of concrete steps to rectify the current situation. In this regard, the report makes concrete policy recommendations to the Government and other authorities

## COTE D'IVOIRE

---

### [Cross Border Assessment between Liberia and Côte d'Ivoire](#) 2012

As armed actors deny access to land, food insecurity becomes a greater risk which in turn will cause security to increase as people fight over scarce resources. Land use and social cohesion exacerbate security and food security issues since the problems do not happen in a microcosm. This report attempts to link both components and provide a strategy to stop the cycle of instability in the region.

### [Land Conflict and Food Security in the Liberian-Ivorian Border Region](#) 2012

In the first section of this report, NRC summarizes the history of land administration and land conflict in the regions included in the study. In the second, NRC reports their findings, with particular attention to future programming priorities in food security and peace building. In the third section, NRC concludes their findings. Finally, NRC provide recommendations to government actors, civil society and the donor community and in the annex we present our data collection methodology.

### [Atelier de réflexion sur le Foncier rural et les solutions durables en Côte d'Ivoire: Logement, terre et biens en situation de déplacement](#) 2012 - Workshop Report

### [Logiques des Infiltrations Paysannes dans les Forêt Classées en Côte D'Ivoire](#) 2011

Cet article propose un des problèmes majeurs qui entravent la gestion durable des forêts classées en Côte d'Ivoire : les logiques des infiltrations paysannes. A partir d'une étude des comportements des populations paysannes, il a été montré que les infiltrations auxquelles celles-ci s'adonnent pour accéder aux forêts classées découlent des faiblesses dans les pratiques de gestion menées par la Société de Développement des Forêts.

### [Conflits Fonciers et déplacement des populations dans l'Ouest de la Côte d'Ivoire \(EN\)](#) 2009

La présente étude analysera la problématique foncière en Côte d'Ivoire et plus particulièrement dans les régions du Moyen Cavally et des Dix-huit Montagnes, au regard de l'évolution économique du pays, de la crise et des conflits fonciers qui ont toujours caractérisé cette zone. Le rapport décrit le cadre général des modalités d'accès à la terre (propriété ancestrale du sol et droit d'usage) et la façon dont sont régis les rapports fonciers en Côte d'Ivoire entre communautés autochtones, allochtones et allogènes. Il montre également comment le conflit et les mouvements de population ont amplifié les disputes foncières et ont favorisé l'éclosion de mécanismes variés pour régler les conflits fonciers.

## DEMOCRATIQUE REPUBLIQUE OF CONGO

---

### [Amélioration de la gouvernance du secteur foncier en République Démocratique du Congo](#) 2013

Ce rapport est également le produit des investigations d'enquêteurs thématiques, recrutés pour approfondir certains aspects de l'étude et chargés d'interagir avec les administrations compétentes pour la collecte des données. Il est enfin le produit de fructueuses discussions au sein des panels thématiques regroupant les experts de divers horizons et de différentes qualifications, organisés à la fois pour une évaluation consensuelle de différents indicateurs et dimensions du cadre d'analyse et la formulation des recommandations spécifiques pour améliorer le cadre de la gouvernance foncière dans le pays sur les différents aspects du cadre d'analyse.

### [Guide de Médiation Foncière : Base sur l'expérience de l'est de la RDC](#) 2013

Ce document est un guide d'opération pour accompagner l'action et doit s'appliquer au cas par cas. Les exemples concrets présentés dans ce guide sont tirés de l'expérience de résolution des conflits fonciers

### [Country Profile: Land Tenure in DRC](#) 2010

This resource is a USAID land tenure country profile that provides information on fundamental land tenure issues, including tenure types, legal frameworks, and land administration and institutions. This country profile is divided into the following sections: Summary/overview, Land, Freshwater, Trees and Forests, Minerals, and Data Sources.

[\*\*Land, Power and Identity: Roots of Violent Conflict in Eastern DRC\*\*](#) 2010

This study identifies disputed control over land as a root cause of conflict in the Eastern Democratic Republic of Congo (DRC). The report focuses on conflicts between customary and state-run land tenure systems, as well as claims by some communities to “indigenous” status that are used to relegate others to “migrant” or “foreigner” status. Waves of population displacement have created overlapping claims to land, and an ongoing process of refugee return is currently increasing tensions over these claims in parts of Eastern DRC. The report examines efforts to manage this return process and offers recommendations for action by local and international actors.

[\*\*Land Rights and the Forest Peoples of Africa: Historical, Legal and Anthropological Perspectives\*\*](#) 2009

This study looks at the problems of land acquisition in the DRC from pre-colonial times to date and shows that the indigenous peoples have been dispossessed of the lands they inhabited in the past. Part I provides a historical overview of the main legislative developments and also briefly addresses the reform of the land tenure system which has been taking place since 2002. Part II describes the constitutional guarantees and international instruments relating to the protection of land rights of indigenous peoples that are applicable in the DRC. It then makes some observations about approaches that would help to provide solutions to the land tenure problems raised.

[\*\*Land Rights in the DRC: A New Model of Rights for Forest-Dependent Communities?\*\*](#) 2007

This publication starts with a short summary of some of the main issues in current debates on African land reform and land rights that are relevant to DRC’s context. The chapter then traces the history of land tenure and land rights in the DRC from the colonial period to the present day. It then identifies certain ongoing processes around forest policy and legislation in particular. Through examining these processes, and other drivers and pressures on land tenure in DRC, the chapter considers the role of civil society in responding to and influencing land-based change. In particular, the role of external actors, (such as donors and private investors), is noted, in order to assess how civil society can gain traction in influencing the government on land issues.

## **ETHIOPIA**

---

[\*\*Brief on the Gender Implications of Joint Titling in Ethiopia\*\*](#) 2013

[\*\*Brief on Large-scale Acquisitions of Land in Ethiopia\*\*](#) 2012

[\*\*Country Profile: Land Tenure in Ethiopia\*\*](#) 2011

This resource is a USAID land tenure country profile that provides information on fundamental land tenure issues, including tenure types, legal frameworks, and land administration and institutions. This country profile is divided into the following sections: Summary/overview, Land, Freshwater, Trees and Forests, Minerals, and Data Sources.

[\*\*Ethiopia Land Policy and Administration Assessment\*\*](#) 2004

The purpose of the assessment was to assist USAID/Ethiopia to clarify the technical elements and technical assistance needed to implement a program intervention aimed at increasing security of tenure and rights for land. The exercise analyzed land tenure security, land policy, land administration, land management, and related issues, including the transferability of land use rights and land certification programs as they impact food security and agricultural development in Ethiopia.

[\*\*Towards Gender Equality in Ethiopia \(Land Registration, Family Law\)\*\*](#) 2012

In this paper the International Food Policy Institute use data from the Ethiopian Rural Household Survey (ERHS) to show how two seemingly unrelated reforms—community-based land registration, undertaken since 2003, and changes in the Family Code implemented in 2000—may have created conditions for gender-sensitive reforms to reinforce each other.

## GEORGIA

---

### [Land, Tenure and Housing Issues for Conflict-Displaced Populations in Georgia](#) 2008

This report summarizes Georgia's main housing and property challenges. The first half reviews the housing, land and property issues generally affecting all Georgian citizens, while the second half focuses exclusively on housing, land and property issues faced by the displaced population. Both parts come with specific and practical recommendations to bridge gaps and resolve housing, land and property issues.

## HAITI

---

### [Forced Evictions in Haiti's Displacement Camps](#) 2013

This report shows how the government has failed to protect people from forced evictions and other human rights violations in the post-quake reconstruction process. The report also briefly discusses the failure of the draft national housing policy to address these issues and to set out a policy framework aimed at guaranteeing the right to adequate housing, protection from non-discrimination and the right to equality.

### [Reconstruction et Environnement, Port-au-Prince Haïti](#) 2013

Dans ce document, nous avons tenté d'exposer cette dynamique d'occupation de l'espace à Canaan; l'installation des déplacés et les efforts déployés pour rendre vivable cet endroit hostile. Notre analyse essaie ainsi de mettre en relief les enjeux d'une dégradation environnementale qui pourrait être amplifiée par les stratégies mises en place par ses occupants. L'étude s'intéressera enfin aux liens entre la politique nationale de reconstruction et la situation environnementale de Canaan.

### [Haiti Land Transaction Manual \(FR\)](#) 2012

This manual is intended to apply to real property, including raw land and land that has been improved by infrastructure or construction of buildings. Throughout the manual, the terms "transfer of land" and "transfer of property" will be used interchangeably. Except as specified in the text, the steps described in the manual relate specifically to the transfer of real property, both unimproved and improved.

### [Learning from the Urban Transitional Shelter Response in Haiti](#) 2012

This handbook documents Catholic Relief Service's experience in planning and implementing its urban transitional shelter response in Port-au-Prince, Haiti. It highlights the challenges, successes and key aspects that could be useful in future responses to urban disasters.

### [Land, Institutions and Humanitarian Action in Post-Earthquake Haiti](#) 2012

This HPG Working Paper explores land issues in the context of the humanitarian response to the Haiti earthquake, with a particular focus on the interface between the institutions of the international aid community and the complex institutions governing land ownership and land tenure in Haiti.

### [Dealing with Land Barriers to Shelter Construction in Haiti](#) 2012

This report sets out the IOM Legal Team's experience in addressing land barriers related to the construction of shelter in the earthquake affected areas of Haiti since it was established within the IOM Shelter Program in mid 2010. The Report sets out the types of land barriers IOM has encountered in its shelter work, including but not limited to land disputes, as well as the solutions the IOM Legal Team has adopted to overcome them where possible. The report formulates a set of overall conclusions that can be drawn from this work.

### [Procédures Opérationnelles Standardisées – Expulsions Forcées \(KR\)](#) 2011

Ce document a été conçu en vue de donner une réponse aux agences et aux membres des Groupes Sectoriels « Gestions et Coordination des Camps (CCCM) » et « Protection » demandant des directives opérationnelles sur la gestion de la question complexe des expulsions forcées des camps.

### [Towards Tenure Security after Disaster: Principles and their Application in Haiti](#) 2010

The contents of this guidance paper include: 1. Problematic: Land issues after disasters, 2. Principles of a fair and appropriate response, 3. A conceptual framework in the Haitian context, 4. What should we do now? 5. What to do for the future? 6. Partners of the land planning sector

[Documenting Right of Access to Private Property for Debris Removal or Demolition](#) 2010

A guidance note by the Debris Management Working Group (DMWG) which details best practice when removing debris, which works towards facilitating the return to safe homes in safe neighborhoods

[Compensation for Land Property Owners Hosting the IDP Camps](#) 2010

This proposal aims to provide legal recommendations to assist both disaster-affected groups by considering these challenges in greater details, within the applicable international human rights standards and principles.

[Key Housing, Land and Property Rights Issues Delaying IDP Return and Reconstruction Efforts in Post-Earthquake Haiti](#) 2010

This HLP Working Group paper looks at the key HLP Rights issues that were present in the return and reconstruction efforts in Haiti. There are 5 main issues highlighted, ranging from lack of access to information and legal aid to lack of land tenure security.

## KENYA

---

[Land Tenure and Property Rights Assessment](#) 2009

This assessment attempts to provide knowledge, particularly on the land and property rights arrangements, and implications for natural resource management, tourism and income generation. To that end, the assessment examines the following themes and how they constrain or enhance performance at targeted sites: land ownership and control, land redistribution and rights normalization, land and natural resource use and management, and land administration institutions.

[Institutional Harmonization Processes in the Kenyan Land Sector: A Case Study of the Time Period 2003–2007](#) 2008

[Kenya Land Policy: Analysis and Recommendations](#) 2009

The purpose of the study is to raise questions concerning the Draft National Land Policy (dNLP) and to propose areas for further consideration, to assist Kenya in its attempts to address this difficult issue. The study thus first reviews and assesses systematically the ideas put forward in the current draft of the policy. It goes on to look at the implications of some elements of the policy for ongoing USAID programs, and at opportunities for new programming. It then provides key findings and recommendations.

## KYRGYZSTAN

---

[Moving from 'Land Titling' to 'Land Governance': The Case of the Kyrgyz Republic](#) 2010

The present paper summarizes the main results obtained from the Kyrgyz pilot of the Land Governance Assessment Tool (LGAF) to illustrate the case of land governance issues that arise in a post-transition economy formerly influenced by Soviet-style land administration and which made the transition towards private ownership of land over a decade ago. Policy recommendations are derived based on the assessment.

[Country Profile: Land Tenure in Kyrgyzstan](#) 2011

This resource is a USAID land tenure country profile that provides information on fundamental land tenure issues, including tenure types, legal frameworks, and land administration and institutions. This country profile is divided into the following sections: Summary/overview, Land, Freshwater, Trees and Forests, Minerals, and Data Sources.

[Introducing More Transparent and Efficient Land Management in Post-Socialist Cities: Lessons from Kyrgyzstan](#) 2008

The paper first reviews the country context for the Strategic Land Management Plans (SLMPs), including an overview of Kyrgyzstan's land management and decentralization reforms and a listing of key factors blocking effective public land management at the local level. Then, the paper outlines a detailed framework for strategic land management and discusses results and implications of applying this framework in five cities. It concludes with reflections on lessons that can be learned by donors and local actors.

# LIBERIA

---

## [\*Liberia Land Rights Policy\*](#) 2013

This document provides the Land Commission's policy recommendations for land rights in Liberia, centered on four basic types of rights: Public Land, Government Land, Customary Land, and Private Land. This policy is a vision statement of where Liberians want to go with their land sector.

## [\*Brief on Threats to Land Tenure Security in Rural Liberia\*](#) 2013

## [\*Snapshot: Women's Land Rights Task Force Established\*](#) 2013

Task force provides significant and detailed input on women's land rights to ongoing policymaking and future legal drafting processes. This two-page USAID snapshot details the establishment of the Liberian women's land rights task force.

## [\*Country Profile: Land Tenure in Liberia\*](#) 2010

This resource provides information on fundamental land tenure issues, including tenure types, legal frameworks, and land administration and institutions. This country profile is divided into the following sections: Summary/overview, Land, Freshwater, Trees and Forests, Minerals, and Data Sources.

## [\*The Logic of Land Encroachment in Lofa County, Liberia\*](#) 2010

Despite resettlement of IDPs and refugees since 2003, pre-war mechanisms to arbitrate disputes over land remain absent in today's Liberia. Although traditional authorities have reasserted their previous roles, their legitimacy has greatly diminished, creating a growing void in the justice sector that is filled by the state only at a slow pace. The result is increasing "confusion" between various claimants of land, which is said to be exploited by some who de facto occupy some land, perpetuating the cycle of unresolved land uncertainty within land tenure.

## [\*Comparative Analysis of Land Conflict in Liberia\*](#) 2010

This purpose of this report is to examine why and how land conflicts develop and the effectiveness of different dispute resolution methodologies in resolving land conflicts. Insights developed through this analysis will be used to evaluate the effectiveness of the NRC's information, Counseling and Legal Assistance project in Liberia and disseminated to inform the design and development of similar land and property dispute resolution programmes elsewhere in the world.

## [\*An Investigation into Forest Ownership and Customary Land Rights in Liberia\*](#) 2007

The Forestry Development Authority and the Liberian government in general are fully aware of the need for legislative clarity and justice, to be laid out in a Community Rights Law. This study attempts to unravel the facts and to identify a practical way forward. There are many positive conditions ranging from the relatively recent diminishment of customary ownership of forests and the uncertainty and weakness of the judicial foundation of such moves, to the strength of collective tenure in the present day rural community, and the existence of a solid history of legal collective entitlement that includes forestlands.

## [\*Land Grabbing and Land Reform: Diamonds, Rubber and Forests in the New Liberia\*](#) 2007

The recommendations in this report deal with the specifics of the country's three most prominent natural resources – diamonds, rubber, and forests. But donors, NGOs and friendly governments should remember that the needs of Liberia – and some of its neighbors – do not begin and end with peacekeeping. Nor can good governance be achieved or sustained without the help of civil society and their willingness to sustain meaningful support where it is needed and deserved. This publication provides an overview of land-based conflict, and stresses multilateral cooperation for good governance.

## [\*Women's Inheritance Rights for IDP Return in Liberia\*](#) 2004

This document is a two page summary of findings and recommendations supplied by Erin Mooney, following her mission to Liberia in April and May of 2004.

## [\*Equal Rights of the Customary Marriage Law of 1998\*](#) 2003

This document outlines the 1998 act to govern the devolution of estates and establish rights of inheritance for spouses of both statutory and customary marriages.

## LIBYA

---

### [HLP Issues and Response to Displacement in Libya](#) 2012

The research involved interviews with numerous internally displaced persons (IDPs), many of the officials directly or indirectly responsible for their welfare, as well as civil society activists and legal experts. The work was undertaken throughout the north of the country, including Tripoli, Misrata, Benghazi, Sirte, Ajdabiya, Tiji, Nalut, Yefren and Kikla.

## MALI

---

### [Brief on Women, Inheritance and Islam](#) 2011

### [Brief on Farmer Herder Conflicts](#) 2011

### [Brief on the Challenge of Decentralization in Mali](#) 2011

### [Brief on Tenure Insecurity in Urban Mali](#) 2011

### [Pastoral Charter / Charte Pastorale du Mali](#) 2001

### [Land Tenure Code / Code Domanial et Foncier](#) 1986

## MOZAMBIQUE

---

### [Country Profile: Land Tenure in Mozambique](#) 2011

This resource provides information on fundamental land tenure issues, including tenure types, legal frameworks, and land administration and institutions. This country profile is divided into the following sections: Summary/overview, Land, Freshwater, Trees and Forests, Minerals, and Data Sources.

### [Brief on Land Laws as a Basis for Improving the Livelihoods](#) 2011

### [Brief on the Delimitation of Land to Enable Rural Communities to Protect their Land Rights](#) 2011

### [Brief on Securing Women's Land Rights](#) 2011

### [Brief on Private Ownership and Land Rights in Mozambique](#) 2006

A concept note on the perils of uneven land policy implementation and failed agrarian relations for economic growth, produced by USAID

## MYANMAR

---

### [\*Bridging the HLP Gap\*](#) 2013

This paper provides a brief overview of the main HLP rights issues that are likely to arise within the various peace and voluntary repatriation processes and how they may most effectively be addressed by all sides during the negotiation process. It focuses on return, repatriation and restitution as fundamental aspects in any attempt to secure durable solutions to refugees and IDPs, and does not explore in any detail the other main durable solutions, those of local integration and resettlement, which at any rate, are becoming increasingly less prominent as viable options.

### [\*Country Profile: Land Tenure in Myanmar\*](#) 2013

This resource is a USAID land tenure country profile that provides information on fundamental land tenure issues, including tenure types, legal frameworks, and land administration and institutions. This country profile is divided into the following sections: Summary/overview, Land, Freshwater, Trees and Forests, Minerals, and Data Sources.

### [\*Myanmar at the HLP Crossroads\*](#) 2012

This report provides a brief overview of the most pressing HLP challenges facing Myanmar, and examines the legislative framework for addressing these concerns combined with more thorough analysis of recent HLP legislative developments. The report concludes with a series of concrete recommendations designed to assist the Government to improve the overall HLP legislative and policy framework in a manner that provides protection and respect for the HLP rights of the entire population of the country, while simultaneously providing a solid basis for economic development, as well as national and international investment.

### [\*A Guide to Housing, Land and Property Rights in Burma\*](#) 2009

This publication – a guide to housing and land rights in Burma – is part of our capacity building efforts with Burmese groups. It is aimed at those Burmese activists working on land and housing rights issues, whether they are focusing on policy development or documentation of human rights violations. It sets out the key international standards on land and housing rights relevant to Burmese groups.

### [\*HLP Rights in Burma: The Current Legal Framework\*](#) 2009

This volume contains all of the existing housing, land and property laws in Burma, and makes a vital contribution to understanding the impact that these legal structures have on communities across the country. Being able to view the HLP legal code in its entirety for the first time reveals more clearly than ever before that supporters of democratic and governance reform within Burma need to better understand – and place greater emphasis on – HLP issues than they have to date.

### [\*An Alternative Assessment of the Humanitarian Assistance in the Irrawaddy Delta\*](#) 2008

The research was conducted from the 7 June - 4 July in Laputta township, Ngeputaw Township, Pathein township, Myawmya township and Rangoon. On the basis observations and informal interviews in these areas, this report will reflect on the situation experienced by many people in the delta areas. This report also includes some information gained from existing reports on conditions in the delta.

### [\*Everyone Has the Right to Return Home: Explaining the Right to Return and the Right to Housing, Land and Property Restitution in Burma\*](#) 2008

This brief explores the right to restitution of housing, land and property rights in Burma, following the effects of cyclone Nargis.

### [\*Displacement and Dispossession: Forced Migration and Land Rights\*](#) 2007

This report describes some interesting and useful projects that civil society groups have implemented in Burma. These examples show that, notwithstanding the need for fundamental political change in Burma, steps can and should be taken now to address HLP issues. Opportunities exist to assist the rehabilitation of displaced people, in ways that link political action with humanitarian relief and development.

## PAKISTAN

---

### [\*Urban Displacement and Vulnerability in Peshawar, Pakistan\*](#) 2013

The Humanitarian Policy Group (HPG) at the Overseas Development Institute (ODI) is carrying out a series of studies on urban displacement. This multi-year research project, supported by the Ministry of Foreign Affairs of Denmark, explores the phenomenon of displacement in the urban environment and the implications and challenges that it poses for humanitarian action. Through field research in seven urban centres in Africa, the Middle East and Central Asia, the research aims to consider the reality of life for displaced populations in urban areas, investigate the policy and operational challenges that confront national and international stakeholders when responding to the needs of urban IDPs and refugees, and offer recommendations for strengthening support to these populations.

### [\*A Guide on Land and Property Rights in Pakistan\*](#) 2011

This document is a guide to facilitate that basic understanding of the major principles of Pakistani land administration systems. It can be of use to donor agencies, international affairs organizations, national civil society organizations, lawyers and community leaders engaged in relief, rehabilitation or development.

### [\*Six Months into the Floods: Resetting Pakistan's Priorities through Reconstruction\*](#) 2011

Six months after the flood disaster began, this briefing paper evaluates the humanitarian response so far, the continuing crisis, and the challenges that lie ahead. It looks at the immediate reconstruction task, as well as the underlying socio-economic and political issues that need to be tackled by the Government of Pakistan, backed by the international aid community, in order to help vulnerable Pakistanis rebuild stronger, safer communities and a more equitable and self-reliant country.

### [\*Pakistan HLP Working Group: Post-Flood HLP Rights Issues\*](#) 2010

This Protection Cluster draft concept note provides a list of HLP issues arising in Pakistan as a consequence of the floods.

### [\*Pakistan HLP Working Group: Post-Flood Guidelines\*](#) 2010

This working group guideline papers aims to: identify emerging potential issues of land and property rights of flood-affected people in Pakistan; categorise flood-affected population on the basis of issues of land and property rights; highlight at appropriate forums i.e. Government of Pakistan, UN agencies and Civil Society Organizations issues as well as provide workable solutions of land and property rights during the relief and early recovery phases facilitating development of a sound return strategy for the flood-affected population; and devise the way forward for Public Departments and Civil Society Organizations in the particular context of lands and property rights for future interventions.

### [\*Pakistan HLP Working Group: Briefing for Humanitarian Coordinator\*](#) 2010

This briefing paper produced for the humanitarian coordinator in Pakistan by the Pakistan Humanitarian Country team intends to provide a key overview of the situation.

### [\*Pakistan HLP Working Group: Frequently Asked Questions on HLP\*](#) 2010

This document produced by the Housing, Land and Property working group provides guidance on frequently asked questions by those affected by the floods in Pakistan.

### [\*Women's Land Rights in Pakistan: Consolidated Research Findings\*](#) 2008

The degree of female land ownership has an important connection with their empowerment in Pakistan's agricultural context. SDPI carried out a multiple part research study to explore the causality behind the two. The research focuses on women's rights vis-à-vis the inheritance framework of private agrarian land; it does not encompass private residential or commercial property. It spans rural areas across all of Pakistan, drawing on national laws, existing policies, literature review and field work.

## PHILIPPINES

---

### [\*HLP Issues in Urban Transitional Settlement Response in the Philippines\*](#) 2013

Learning From Urban Transitional Settlement Response in the Philippines offers reflections and questions to ask oneself when faced with similar urban disasters to improve future transitional settlement and land programs, especially for those who do not have access to their own land. It is a result of CRS' first-hand experience, site visits, studies of internal and external documentation, and interviews with shelter recipients, government officials and community members during the 2011–2012 response.

### [\*Legal and Regulatory Issues in Mindanao after Typhoon Bopha\*](#) 2013

This report attempts to highlight a collection of the emerging legal and regulatory issues which should be monitored by the GSC as it progresses from emergency to transitional programming. Furthermore, a number of the issues identified should be considered by the GSC's member agencies going forward when permanent shelter programmes are being devised.

### [\*Disaster-Induced Internal Displacement in the Philippines: Tropical Storm Washi / Sendong\*](#) 2013

This report assesses PDRRM-2010 and its implementation in order to inform proposed amendments, revisions to its implementation plans and other measures that would enhance the effectiveness of DRRM and the protection of the rights of those displaced by disasters.

### [\*The Search for Durable Solutions: Armed Conflict and Forced Displacement in Mindanao\*](#) 2011

The purpose of this strategy note is to: (i) understand the underlying structural causes, cyclical nature, scale, and impact of involuntary internal displacement due to armed conflict and; (ii) identify development options and actions to enable durable solutions for internally displaced persons (IDPs) resulting from the armed conflict in Mindanao.

### [\*Violent Conflicts and Displacement in Central Mindanao: Challenges for Recovery and Development\*](#) 2011

The report is organized in three sections. The first section provides an overview of the context, scope and nature of displacement in Central Mindanao. The second section explores the environment (e.g. security) and resources or capital (social, natural, economic) available to households. It also looks at how those resources are used to shape livelihood strategies and livelihood outcomes such as food security. The third section explores respondents' priorities for resettlement, recovery and reconstruction. It analyzes the complex set of factors that influence whether displaced households decide to return to their places of origin, settle in new sites, or remain displaced.

### [\*Country Profile: Land Tenure in the Philippines\*](#) 2011

This resource provides information on fundamental land tenure issues, including tenure types, legal frameworks, and land administration and institutions. This country profile is divided into the following sections: Summary/overview, Land, Freshwater, Trees and Forests, Minerals, and Data Sources.

### [\*Involuntary Resettlement: Policy and Institutional Frameworks, Practices and Challenges\*](#) 2008

This study reviews the policy and institutional framework for involuntary resettlement in the Philippines. Its purpose is to assess the prospect of harmonizing the country's involuntary resettlement framework with World Bank and international good practices. The study looks into different laws on land valuation, housing provisions for poor informal settlers, and other types of compensation for lost assets and related rules and regulations. Case studies are presented in order to determine practice procedures.

### [\*Joint Needs Assessment for Reconstruction and Development of Conflict-Affected Areas in Mindanao: Rural Development Report \(Vol 3\)\*](#) 2005

The rural development sector is one of four important sectors that comprise the Joint Needs Assessment, which is a broader examination of the needs and requirements of those affected by the Mindanao conflict carried out in preparation for the creation of a multi-donor Mindanao Trust Fund-Reconstruction and Development Program. Cross-cutting issues such as tenurial concerns, environment, and institutional development are also addressed in the context of rural development.

## SOMALIA, SOMALILAND, PUNTLAND

---

### [\*Land Use Planning Guidelines for Somaliland\*](#) 2009

The purpose of the present Guidelines is threefold: (1) to explain the basic principles of land use planning, (2) indicate which land use planning activities could be carried out in Somaliland at different levels, and how, and (3) provide a number of tools and resources which could be of practical use for land use planners in Somaliland. The guidelines are meant for technicians and administrators involved in land use planning and natural resources management in Somaliland. They could be civil servants from various line ministries, or project staff of national and international NGO's and consultants.

### [\*The Scarcity of Land in Somalia\*](#) 2009

This paper describes the role of natural resources and the impact of the Barre dictatorship on local land use, and it also describes traditional ways of resolving conflicts over land. The traditional conflict resolution system is covered in the first section, whilst the role of land and the state's political impact on land use is detailed in the second. Finally, some preliminary conclusions and policy recommendations are provided.

### [\*Land, Property and Housing in Somalia\*](#) 2008

Land, Property, and Housing in Somalia focuses on the Somali legal frameworks and institutional systems relating to land and on the historical background of the current landholding and ownership patterns in Somalia. It also looks at a much wider range of social, cultural, political, economic, and environmental contexts and examines some of the theoretical debates on land issues.

### [\*Local Capacities for Peace: Addressing Land-Based Conflicts in Somaliland and Afghanistan\*](#) 2008

This report summarizes the consolidated research findings and combines them with the notes and papers which have been produced throughout the project. In 2008, methods and methodology were an important aspect of the project; the most central results are dealt with in part 2. Part 3 and 4 deal with the issue of land conflicts in Somaliland. Part 3 is based on the case study on Nasiye village, a rural context in Somaliland. Part 4 is based on a Working Note on Urban Land Conflicts, an issue that is highly political and highly difficult to research. Part 5 will deal with land conflicts in Afghanistan, summarizing the central results of the case studies. Some tentative conclusions in part 6 will close the report.

### [\*Housing, Land and Property Rights in the South Central Somalia\*](#) 2008

This report initially examines the complex HLP rights contexts prevailing in SCS today, including the impact of the armed conflict on HLP rights, the differing ways in which displacement is manifested and a series of additional 11 constraints in resolving HLP challenges. It then outlines a series of specific HLP rights concerns in SCS that require resolution. The report concludes with a detailed list of recommendations for practical action designed to improve the HLP rights prospects for the displaced population concerned. This report recommends to the international humanitarian community in Somalia to gradually prioritise (wherever security conditions permit) durable HLP solutions for the displaced population that go beyond satisfying immediate emergency shelter needs.

### [\*Puntland and Somaliland: The Land Legal Framework\*](#) 2006

The aim of this paper was to develop a basic knowledge of the land legal framework in Somaliland and Puntland. It provides a description of the current situation in both regions concerning the land management with an emphasis on the land laws, registration system and land disputes and the institutional framework. As part of a global process aimed at developing a land management system for the whole country, this study may be used as a tool for a better understanding of the existing situation.

## **SOUTH SUDAN**

---

### **[Land Administration Challenges in the Post-conflict South Sudan](#)** 2013

This paper gives an account of the experiences, in the background of the prevailing institutional and legal complexities, of SRLG in implementing actions in land use planning and land administration. It talks about innovative partnerships with the South Sudan Land Commission, simplified land registration practices and bottom-up land use planning actions.

### **[Government of South Sudan: Draft Land Policy](#)** 2011

The Southern Sudan Land Commission was charged under the Comprehensive Peace Agreement of 2005 to recommend and coordinate land policies for South Sudan. This document provides a Draft Land Policy. The Draft Land Policy reflects the concerns and ideas of large numbers citizens from throughout Southern Sudan

### **[Urban Displacement and Vulnerability in Yei, South Sudan](#)** 2011

This study aims to: Deepen understanding of the drivers and history of displacement in Yei; Review policies and legal frameworks for displaced populations and other urban poor, including protection, housing, land and urban development policies; Discuss the specific protection threats affecting displaced populations in Yei and how they compare with the threats facing other groups of urban poor; Assess the specific vulnerabilities of displaced people in the town, particularly in relation to access to basic services, urban infrastructure and livelihood opportunities, and how they compare with the vulnerabilities of other groups of urban poor; and Identify how international aid actors can engage with the urban poor and displaced populations living in Yei.

### **[Laws of Southern Sudan: Land Act](#)** 2009

This Act is intended regulate land tenure and protect rights in land in Southern Sudan while creating an enabling environment for economic development in the land and natural resources sectors

## **SRI LANKA**

---

### **[Sri Lanka Government Submission on Tenure Security](#)** 2013

A questionnaire on Security of Tenure by UN Special Rapporteur on the right to adequate housing, carried out with the Government of Sri Lanka.

### **[High Security Zones and the Rights to Return and Restitution in Sri Lanka: A Case Study of Trincomalee District](#)** 2009

This report presents new primary research on the situation of the developing Muttur (East)/Sampoor HSZ (hereafter referred to as the Sampoor HSZ) and outlines specific housing, land and property issues IDPs from this area face. The purpose of this report is to highlight the serious housing rights violations caused by the Sampoor HSZ and to offer recommendations for remedies that are consistent with Sri Lanka's human rights obligations under international and domestic law.

### **[Recommendations for a National Policy on Housing, Land and Property Restitution in Sri Lanka](#)** 2009

The report, in section one, sets out the consolidated recommendations arising from the findings and analysis contained therein. Section two outlines the contextual background of conflict and displacement in the Eastern Province as is relevant to its discussions; the main objectives of the report; and the methodology that was adopted for the compilation of relevant data and information. Section three makes reference to the salient features of international law and national law as it relates to the human right to restitution and international standards on HLP restitution. Section four comprises an analysis of the main areas of investigation relating to HLP restitution, and section five outlines supplementary principles and information on vulnerability in the context of displacement which is overarching to the discussions of the entire report.

[\*\*\*A Socio-Legal Study on The Head of the Household Concept in Sri Lanka\*\*\*](#) 2008

This research was undertaken with the following objectives: to trace the origins of the concept; to create awareness among relevant stakeholders, including policy makers about the 'head of the household' concept and its negative impact; to suggest alternative terminology to the concept; to produce a report which will be used as a lobby document to urge the government to abolish the use of the concept in public administration

[\*\*\*Housing and Property Restitution in Sri Lanka: Learning from other Jurisdictions\*\*\*](#) 2008

This report is based on the presentations made and the discussions held at the seminar (On 29 October 2007, the Centre on Housing Rights and Evictions (COHRE) held a seminar on Housing and Property Restitution in Sri Lanka – Learning from other Jurisdictions.). It identifies the key aspects that were discussed and how they might be useful to the Sri Lankan context. It also aims to serve all those interested as background information for housing, land and property restitution in Sri Lanka.

[\*\*\*Inheritance Rights of Children in Sri Lanka\*\*\*](#) 2008

This is an analysis of the current domestic legal framework for Children Inheritance, and documents the policy gaps that contradict Sri Lanka's human rights obligations, shows how children in Sri Lanka are vulnerable to discrimination and the disentanglement of their family homes, and offers recommendations for reform.

[\*\*\*Introduction to Housing and Land Laws in Sri Lanka\*\*\*](#) 2007

*Introduction to Housing and Land Laws in Sri Lanka* is aimed at helping lawyers, policy makers, civil society and international organisations understand the complex domestic legal framework so that they may better ensure the protection of housing and land rights in their respective activities. It provides an introduction to housing and land laws that can be adapted to a variety of situations across Sri Lanka. It also offers practitioners a guide to the various legal mechanisms that can be engaged to help ensure the protection of housing and land rights.

[\*\*\*Land Tenure in Under-Served Settlements in Colombo\*\*\*](#) 2007

## **SUDAN**

---

[\*\*\*Property Rights and Resource Conflict in the Sudan\*\*\*](#) 2006

The genocidal conflict in the western region of Sudan- Darfur-is often characterized as an ethnic and religious struggle. However, underlying the fighting between black African farmers against Arab janjaweed militia is a struggle over access to, and control of, increasingly scarce fertile land. This chapter presents a very brief history of the wars in Sudan. It also presents an economic analysis of property rights as it applies in this case. The chapter argues that efforts to resolve these conflicts will not be successful unless underlying property disputes are resolved and until the Sudanese government improves the institutional environment in which property rights operate.

[\*\*\*The Land Question: Sudan's Peace Nemesis\*\*\*](#) 2007

This paper looks at competition for land and natural resources in Sudan and its implications for the promotion of peace throughout the country. First offering a background to the issues this paper then outlines key scenarios and risks, plus main recommendations.

[\*\*\*Property Rights, Land Disputes and Social Discontent in Sudan\*\*\*](#) 2010

Under the present civil Sudanese conditions, the country endures many hardships which are manifested in economic retraction, inflation, recession and stagflation. However, those are not the sole reasons for the sporadic conflicts that infest the people. Illegitimate property and economic hoardings seem to be inflaming the Sudanese societies. Social conflicts are manifested in simple man's daily complaints to open rebellions. Most academicians agree on one point, that the society endures abnormal conditions. The current paper delves into land disputes in the South Kordofan region and displays anomalies affecting the Sudanese state of affairs. The economic and social structures are affecting the civil society which is drained of the basic available capital and livelihood, land. The study concluded that it is necessary to promote new ways of protecting land rights. If not more civil mutinies will erupt.

## SYRIA

---

### [Urban Snapshots: Syria](#) 2013

The Urban Snapshots series examines critical urban issues relevant to the Syria crisis and explores response options and approaches.

### [Briefing Note: Emergency Response to Housing, Land and Property Issues in Syria](#) 2013

This briefing note provides a list of HLP challenges that will impact humanitarian assistance and longer-term recovery, which all actors should be aware of.

### [Sanctuary in the City? Urban Displacement and Vulnerability in Damascus – A Desk Study](#) 2011

The objectives of the review are to: deepen understanding of the drivers and history of displacement, both for IDPs and refugees in Damascus; review policies and legal frameworks for refugees and IDPs, including housing and land policies; discuss the specific protection threats affecting displaced populations living in Damascus and how they compare with the threats facing other groups of urban poor; assess the specific vulnerabilities of the displaced particularly in relation to access to basic services, urban infrastructure and livelihood opportunities, and how they compare with other urban poor; and suggest potential entry points where the international aid community can best engage with displaced populations living in Damascus.

### [Systematic Housing and Land Rights Violations against Syrian Kurds](#) 2011

An NGO submission to the UN Human Rights Council, 12<sup>th</sup> session of the URP Working Group

### [Informal Settlements in Aleppo: Rapid Profiles of all Informal Settlements in Aleppo](#) 2009

The Profiles are targeted at decision makers and opinion leaders who may not be familiar with the extent and range of different characteristics of informal settlements in the city. They are intended to provide a basic understanding of the diversity, problems, assets and potentials of informal settlements that will be used in the development of a municipal Policy and Implementation Strategy that will address municipal supports to the social, economic, legal and physical aspects of informal settlements, building on their strengths.

### [Mukhalafat in Damascus: The Form of an Informal Settlement](#) 2009

This chapter details the stages of construction of an informal settlement in the countryside near Damascus. It analyzes the unified look created by the use of concrete blocks, then examines the negotiations related to passageways between houses, and describes the physical connections created between houses by the water pipes attached to artesian wells. It presents the complexity of informal urban landscapes made up of groups of buildings and visible networks based on kinship and neighborhood relationships.

### [Securing Property in Informal neighborhoods in Damascus through Tax Payments](#) 2009

The author follows, step by step, the strategies for the registration of informal property in Syria, including the use of proofs of payment of property taxes. The most common procedure is to present the informal property as forming part of an undefined block (mush'a). This complex reclassification is always aided by collusion between owners and government officials. Through these processes, the property becomes liable to taxation, and the Land Registry Department's terminology is used to award the property legal status.

### [Draft Law Local Administration](#) 2008

The Law aims to: 1. enable the citizens to administer their own local affairs and develop the territory of their community and their society in their own way, within the framework of national Law, in an accountable and transparent way. 2. enable the Local Authorities to deliver services to their citizens in an economic and effective way. 3. enable citizens to contribute to the progress of the Nation as a whole.

### [Land Tenure Systems Structural Features and Policies](#) 2001

This report begins by describing the multiple forms that relations between people and land in Syria take, having evolved during the history of the country, in both customary and formal legal systems. Problems such as increased pressure on land due to high population growth, high proportions of agricultural households without access to land and fixed employment, and the conflicts that these issues have led to are all highlighted. The role of the state as the largest owner of land is emphasized as an important factor in understanding Syrian land tenure and distribution.

## UGANDA

---

[\*Resettlement and Gender Dimensions of Land Rights in Post-Conflict Northern Uganda\*](#) 2012

This study uses empirical modeling to estimate the effect of displacement and resettlement of households on gender-differentiated access to land and land investments in Northern Uganda.

[\*Brief on Women and Customary Land Rights\*](#) 2011

[\*Brief on Displaced Persons and Land Rights\*](#) 2011

[\*Brief on the Compulsory Acquisition of Privately-Held Land by Government\*](#) 2010

[\*Challenges and Opportunities for Women's Land Rights in Post-Conflict Northern Uganda\*](#) 2010

[\*Return or Transformation? Land and the Resettlement of IDPs in Northern Uganda\*](#) 2007

This is a policy discussion paper produced by the Land and Equity Movement in Uganda (LEMU). The paper explores HLP and resettlement in Northern Uganda, and provides a list of recommendations at the conclusion of the document.

[\*A Guide to Property Law Uganda\*](#) 2007

This guide outlines the main provisions of Uganda's constitutional and legal framework and the protection these provide to property rights. It briefly outlines the historical background to existing land tenure relations, describes the constitutional provisions relating to land in the 1995 Constitution and sets out the main provisions of the Land Act 1998. It also describes the protection given to land, housing and property rights under international law, which, while not directly applicable, forms an important framework within which the courts should operate. It provides practical guidance on how international human rights monitoring bodies can be used to draw attention to particular violations of land, housing and property rights.

[\*Humanitarian Exchange: Land Rights and Displacement in Northern Uganda\*](#) 2006

This edition of Humanitarian Exchange contains an article on the importance of land issues in Northern Uganda (beginning on p. 23). There is a list of suggested further reading, and a discussion of the land rights of IDPs.

[\*A Review of Literature on Post-conflict Land Policy and Administration Issues during Return and Resettlement of IDPs: International Experience and Lessons from Uganda\*](#) 2006

## YEMEN

---

[\*Developing Effective Land Policy and Planning in Yemen\*](#) 2011

This paper provides an insight into what considerations have been made to strengthen the reforms in land administration through a few policy studies and by enabling the formulation of Land and Urban Planning policy. It also looks at the legal and institutional changes recommended to achieve efficient procedures for the issuance of land titles and registration of property transactions, and transparent processes for the management and disposal of public land.

[\*USAID Country Profile: Property Rights and Resource Governance\*](#) 2010

This document provides a general overview of the property and resource ownership situation in Yemen. Key issues covered are (1) Lack of access to land, increasing concentration in the hands of a small number of wealthy families, (2) Unsophisticated land and water dispute resolution system, (3) Women rights, and (4) The lack of a legal framework governing forest land and forest resources – resources that are critical to the livelihoods of the poorest Yemeni households.

[\*Landmines and Land Rights in Yemen\*](#) 2010

The paper covers a diverse range of issues related to land rights in Yemen, which include the lack of an effective land registry system, ownership patterns, constitutional and tribal land laws, gender inequality, economic and tribal inequality, migration, natural resources (such as oil), and land conflict itself.