

Republic of South Sudan 2013

Appealing Agency	UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME (UN-HABITAT) (UN-HABITAT)
Project Title	Access to land for IDPs and returnees to support durable reintegration solutions
Project Code	SSD-13/P-HR-RL/55164/R
Sector/Cluster	PROTECTION
Objectives	Create conditions conducive to access to land, increased self reliance and peaceful coexistence for displaced and crisis affected populations to prevent further displacement and in support of durable solutions
Beneficiaries	Total: 52,000 87,000 returnees in the 3 selected counties, average household size is 3-4; 50% 50% of returnee/IDP households are headed by women; 75% of returnees are below 18 Children: 39,000 Women: 7,800 Other group: 5,200
Implementing Partners	Ministry of Physical Infrastructure, State Land Alliances, SSRRC
Project Duration	Jan 2013 - Dec 2013
Current Funds Requested	\$1,284,000.00
Location	MULTIPLE LOCATIONS
Priority	3. MEDIUM PRIORITY
Gender Marker Code	2a - The project is designed to contribute significantly to gender equality
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Enhanced Geographical Fields	Northern Bahr el Ghazal - Aweil Centre Unity - Rubkona Warrap - Twic Western Bahr el Ghazal - Wau Central Equatoria - Morobo

Needs

One year after the proclamation of independence, IDP and refugee returns continue in South Sudan.

Based on previous return experience, it is expected most returnees will not have access to land. It is also expected that some 50% of the returnees will be female-headed households, with an estimated 2-3 children per household. Women's land and property rights, however, are more vulnerable than men's. Women have access to land and property through spouses or male relations. If a spouse is deceased, however, the woman may not be able to inherit the spouse's property. Relatives may also be reluctant to accommodate an additional household in an environment in which food, water and shelter are scarce. As a result, landless women and their children may be more vulnerable to violence and may have less access to other basic needs. UN-Habitat will work with local authorities to ensure that an agreed percentage of demarcated plots is reserved for women-headed households.

Many of the returnees are expected to end up in urban areas. Cities in South Sudan, however, are not well prepared to cope with the influx. They are characterised by limited planning and land management capacity and limited skills to prepare to accommodate returnees.

Yet, access to land and addressing disputes related to land and property represent one of the main challenges that returnees will face. The absorptive capacity of the urban centres and their ability to provide shelters on formal land and services has been strained by numbers of returning households, and the ongoing influx of IDPs, returnees and urban migrants. Insecure land tenure typically contributes to the construction of low-quality shelters without investments in basic services such as water and sanitation. Failing to provide solutions to these challenges, there is a considerable risk to create new conflicts and instability in the region.

The Government of South Sudan (GoSS) has decided to allocate land plots to all returnees as a national policy to facilitate reintegration. However, how this policy has been understood and implemented differs very much from one state to another. In some states, the Ministry of Physical Infrastructure (MoPI, which is the responsible institution for land allocation and registration at the state level) issues a "token" as sufficient evidence to be eligible for receiving a plot, assigning numbers, while in other cases this is done through the traditional "lottery" system. Plot demarcation is another challenge. Due to time constraints and lack of capacity, it is done without proper planning, lack of adequate equipment and untrained staff, which can result in unforeseen problems at a later stage. Contested land in some states has been an important factor which prevented land plots allocation to take place. In addition, many returnees who received a plot

are failing to complete the land registration process, as they are often unable to pay the related land fees and unwilling to go through the different legal steps.

UN-Habitat has implemented a land conflicts programme in South Sudan since 2010. This programme focused on strengthening the capacity of public institutions including traditional authorities at state level to build land disputes resolution systems. Activities have focused on strengthening land administration and surveying capacity, support for land dispute resolution, assessment of existing systems and outreach. The proposed project builds on UN-Habitat's previous experience and strong relationship with key Government counterparts to improve access to land for IDPs and returnees and to ensure that the necessary capacity is available to address any disputes that may arise in the process.

Activities or outputs

The main outputs and related activities include:

(i) Awareness raising campaigns targeting some 15,000 households in 3 high-return counties. UN-Habitat will partner with the State Land Alliances and with NGO partners where necessary to increase awareness of relevant information related to housing, land and property rights.

- media awareness strategy will be developed, including a specific strategy to reach vulnerable women and female-headed households and messaging regarding the use of environmentally-sound building materials
- partnerships established with State Land Alliances and other civil society groups
- 3000 copies of the Frequently Asked Questions on access to land and HLP rights will be disseminated as well as 2500 copies of the Land Law
- up to 9 radio spots will be developed and disseminated in target counties, including messages specifically targeting women's land and property and children's inheritance rights
- up to 6 consultations will be organised with local government and other stakeholders in the selected counties

(ii) Access to land for at least 3,000 IDPs and returnees. UN-Habitat will collaborate with the South Sudan Relief and Rehabilitation Commission and state level Ministries of Public Infrastructure (MoPI) and other stakeholders to improve site planning and plot demarcation for IDPs and returnees. Related activities will include:

- up to 6 training workshops on local integration, rapid site planning and plot demarcation for local authorities, including awareness raising regarding women's land and property rights
- agreement with local authorities regarding reserving a significant percentage of newly demarcated land for female-headed returnee households
- coordination with returnee populations to identify groups of households who wish to reside in the same neighbourhood, giving priority to vulnerable and female-headed households
- identification of available land, according to agreed criteria that reflect the need for livelihoods, access to services, security, shelter and other issues
- consultations with host communities on the resettlement of returnees/IDPs
- site planning, surveying, demarcation of up to 4,200 plots, including ways to increase the security of vulnerable and female-headed households
- coordination with other actors, including emergency shelter, WASH and livelihood actors, and Government departments to provide support to returnee communities

(iii) Support for HLP dispute resolution. UN-Habitat will strengthen the capacity of traditional authorities, local government, faith-based organisations, civil society and international NGO actors to address potential land and property disputes or other disputes with host communities. Related activities will include:

- coordination with existing organisations providing dispute resolution support
- up to 6 trainings to local government and other stakeholders to manage land and property related disputes, including specific training addressing the needs of vulnerable groups and female-headed households
- referrals to additional support related to the provision of civil documentation
- monitoring and tracking of disputes
- advocacy and policy advice to Government to address common issues arising that can be solved through administrative or policy interventions

Indicators and targets

"(i) At least 30,000 households reached by media and awareness strategy

(ii) Up to 10,000 copies of an HLP Frequently Asked Questions/Land Law disseminated

(iii) Up to 15 radio spots and 10 consultations in high-return areas with local government, host communities, and other humanitarian stakeholders to help prepare for and manage return and reintegration

(iv) Up to 7,000 plots of land demarcated in high return urban areas

(v) At least 5,000 plots allocated to IDPs/returnees with security of tenure

(vi) 30% of newly demarcated plots reserved for women-headed households

- (vii) Up to 100 local government staff trained in local reintegration, rapid land demarcation and HLP rights, including women's land and property rights
- (viii) Up to 100 people from local authorities, traditional authorities, faith-based and other organisations trained in HLP-related dispute resolution"

United Nations Human Settlements Programme (UN-HABITAT)	
Original BUDGET items	\$
Awareness raising	400,000
Training for Access to land for IDPs and Returnees	1,200,000
HLP Dispute Resolution	800,000
Agency support costs	168,000
Total	2,568,000

United Nations Human Settlements Programme (UN-HABITAT)	
Current BUDGET items	\$
Awareness raising	200,000
Training for Access to land for IDPs and Returnees	600,000
HLP Dispute Resolution	400,000
Agency support costs	84,000
Total	1,284,000