

Appealing Agency	UNITED NATIONS HIGH COMMISSIONER FOR REFUGEES (UNHCR)
Project Title	Protection – Housing, Land and Property (HLP) Rights
Project Code	CIV-07/P/HR/RL16
Sector	Protection
Objective	Propose and advocate for solutions in housing, land and property rights-related issues.
Targeted Beneficiaries	IDPs seeking to recover their property and persons seeking to access rural land.
Project Duration	June – December 2007
Total Project Budget	\$165,039
Funds Available	\$ 35,620
Funds Requested	\$129,419

Project Summary

HLP rights are indispensable components of the post-conflict peace-building process, in particular in the context of Côte d'Ivoire where land disputes have led to intercommunity tensions and internal displacement. In addition to the ongoing return and resettlement process, returnees will be increasingly seeking to recover their property and possessions in line with the Pinheiro Principles. UNHCR will work with Protection Cluster members, the Ministries of Justice, Agriculture, Solidarity and War Victims, and Interior, ECOWAS embassies and consulates, and the European Union (EU) to seek solutions for protection problems linked to the non-application of the 1998 law on rural land, including legal reform.

Land disputes are closely linked to the issue of identity and documentation and are particularly acute in the west and in the Tabou region. In close collaboration with relevant partners, UNHCR will seek to address IDP property claims through conducting a review of existing remedies (national legislation, customary law and community mechanisms for property restitution) to develop and advocate for appropriate solutions, including a national HLP policy, action plan, awareness-building campaign, and the establishment of an independent body to process restitution claims.

Main Activities

Review of existing remedies for property restitution and establish the scope of the problem facing IDPs so as to develop and advocate for appropriate solutions;

Review of existing customary laws on land ownership and inheritance laws to identify whether these laws are in accordance with Côte d'Ivoire's international human rights obligations;

Conduct nation-wide information campaign to inform the general population about their HLP rights.

Expected Results

Research will contribute towards solutions, including the development of a national policy and action plan on HLP and the establishment of an independent body to process restitution claims;

Thorough understanding of the discriminatory effects of the 1998 law on rural land and other laws related to HLP rights will contribute towards legal reform;

Persons are informed about their HLP rights, which will reduce intercommunity tensions related to housing, land and property rights.

FINANCIAL SUMMARY	
Budget Items	\$
Programme	154,242
7% indirect costs*	10,797
Total Project Budget	165,039
Minus Available Resources	35,620
Total	129,419

*A 7% support cost has been added to the total operational requirements and will be recovered from each contribution to meet indirect costs in UNHCR (field and Headquarters).