



Good land governance and housing, land and property rights interventions in the Arab region: cornerstones for sustainable urbanization, development, peace and improved living conditions for all

2025



Advancing sustainable urbanization as a driver of development, peace and improved living conditions for all through Good Land Governance and Access to Housing, Land and Property rights in the Arab region.
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About the booklet

The booklet collects the main land, housing and property rights-related projects and initiatives carried out by UN-Habitat Regional Office for Arab States and UN-Habitat Country Offices in Egypt, Iraq, Lebanon, Libya, Palestine, Mauritania, Sudan, Syria and Yemen. Further, it provides an overview of the work carried out under the “Regional Programme on Good Land Governance in Support to Inclusive Development, Peace and Stability in the Arab Region” signed in 2018 between the Government of the Federal Republic of Germany, through its Federal Ministry of Economic Cooperation and Development (BMZ), and UN-Habitat as the host of the Global Land Tool Network (GLTN) and under the second phase of the same project started in 2023.

Acknowledgments

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For more information, please consult the referenced contacts and resources, visit the [Arab Land Initiative](#) and [GLTN](#) web sites, or reach out directly by writing to: unhabitat-arablandinitiative@un.org or unhabitat-gltn@un.org

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Hayenna: Integrated urban development project



Participatory Urban Planning sessions with Almana landowners in Qena (UN-Habitat, 2023)

LOCATION

Qena and Demmiatta
Governorates, Egypt

DURATION

January 2019 – December 2026

DONOR

Swiss State Secretariat for
Economic Affairs (SECO)

PARTNERS

Ministry of Housing, Utilities and
Urban Communities (MOHUUC)

General Organization for Physical
planning (GOPP)

Qena Governorate

Demmiatta Governorate

MORE INFORMATION

Website: unhabitat.org/egypt

PROJECT GOAL - Improve the process and methodology for developing detailed urban plans while providing key infrastructure and public services.

BENEFICIARIES - Urban residents living in urban expansion areas.

PROJECT APPROACH AND TOOLS - The project builds on previous UN-Habitat interventions in Qalyubia Governorate, leveraging the [Participatory and Inclusive Land Readjustment \(PILaR\)](#) tool. PILaR is a negotiated planning approach that enables local authorities, citizens, and stakeholders to articulate their interests, exercise both formal and socially recognized rights, fulfill obligations, and resolve conflicts. PILaR has proven to be a cost-effective and comprehensive planning tool for local administrations. It creates value, streamlines land management, and delivers more equitable outcomes compared to traditional methods.

RESULTS - The project resulted in the development of detailed plans for three areas across two governorates, enhancing the planning process. It also facilitated the planning and implementation of critical infrastructure upgrades, particularly in inner-city areas, with a focus on water and sanitation improvements. Additionally, the project supported local economic development and job creation and it provided technical support to the governorate, strengthening its capacity to prepare feasibility studies for infrastructure projects and ensuring more effective fund allocation.

Strengthening development planning and management in Greater Cairo



Urban Sprawl at Qalyoubia Governorate (UN-Habitat Egypt, 2017)

PROJECT GOAL - Enhance governance and management of urban expansion in the Greater Cairo region through piloting land readjustment methodology.

BENEFICIARIES - Greater Cairo region residents, especially those living in urban expansion areas.

PROJECT APPROACH AND TOOLS - The project implemented the [Participatory and Inclusive Land Readjustment tool](#). PILaR is a negotiated planning approach that enables local authorities, citizens, and stakeholders to articulate their interests, exercise both formal and socially recognized rights, fulfill obligations, and resolve conflicts. PILaR has proven to be a cost-effective and comprehensive planning tool for local administrations. It creates value, streamlines land management, and delivers more equitable outcomes compared to traditional methods.

RESULTS - The project led to the development of four detailed plans for four areas in Qalyoubia Governorate, improving urban planning and land management in the region. Additionally, it contributed to strengthening regulations and mechanisms related to metropolitan finance and governance, fostering more efficient and sustainable urban development.

LOCATION

Qalyoubia Governorate, Egypt

DURATION

June 2016 - December 2021

DONORS

General organization of Physical planning (GOPP)

PARTNERS

Ministry of Housing, Utilities and Urban Communities (MOHUUC)

General directorate for Cadastral Affairs (GDCA)

Qalyoubia Governorate

MORE INFORMATION

Website: unhabitat.org/egypt

Egypt National Housing Profile and Strategy



Launch of the National Housing Strategy during the World Urban Forum 10 (UN-Habitat, 2020)

LOCATION

Egypt

DURATION

January 2016 – December 2020

DONOR

Egypt's Ministry of Housing, Utilities and Urban Communities

PARTNERS

Egypt's Ministry of Housing, Utilities and Urban Communities, Housing and Infrastructure Unit

Social Housing and Mortgage Finance Fund

MORE INFORMATION

Website: unhabitat.org/egypt-housing-profile

PROJECT GOAL - Develop a unified, knowledge-based, integrated vision and strategy that could effectively direct the housing sector in Egypt.

BENEFICIARIES - All Egyptians, with focus on the most vulnerable.

PROJECT APPROACH AND TOOLS - The development of the housing profile and strategy followed a participatory approach aligned with the [Global Housing Strategy](#). It involved stakeholder mapping and consultations to ensure inclusivity, alongside a comprehensive analysis of past and present housing policies, legal frameworks, and institutional structures. The process was driven by data collection and assessment of housing stock, supply, demand, affordability, and sector performance, leading to a prioritized action plan and policy recommendations to advance Egypt's housing strategy.

RESULTS - The project resulted in a comprehensive assessment of housing needs and policy pillars in Egypt, supported by data-driven priorities outlined in the published [National Housing Profile](#). It also led to enhanced policies and programs regulating the housing sector, promoting greater access to adequate and responsive housing through the adopted National Housing Strategy and implementation framework. Additionally, the initiative is expected to optimize the use of the housing stock and expand access to affordable housing by strengthening rental markets.

ASUD: Achievement Sustainable Urban Development in Egypt



Urban Sprawl at Qalyoubia Governorate (UN-Habitat Egypt)

PROJECT GOAL - Introduce innovative concepts and tools in order to explore processes and methodologies for enhanced and more sustainable urban practices.

BENEFICIARIES - Banha city residents, especially those living in urban expansion areas.

PROJECT APPROACH AND TOOLS - The project implemented the [Participatory and Inclusive Land Readjustment tool](#). PILaR is a negotiated planning approach that enables local authorities, citizens, and stakeholders to articulate their interests, exercise both formal and socially recognized rights, fulfill obligations, and resolve conflicts.

RESULTS - The project enhanced urban development planning, implementation, and monitoring practices in Egypt, particularly in city extension and new development areas. It also contributed to systematizing knowledge for improved urban growth management. As a key outcome, three reports were published: (1) "[Evaluation of Participatory Review of Egyptian Planning and Related Urban Development Legislation to Support Sustainable Urban Development](#)"; (2) "[Leveraging Land in the Arab Republic of Egypt: the Potential for Increasing Land-based Financing for Urban Development](#)"; and (3) "[Economic Housing and Urban Development Projects Fund. Legislative Framework and Development Themes](#)".

LOCATION

Qalyoubia Governorate, Egypt

DURATION

January 2013 - December 2016

DONORS

UN-Habitat

PARTNERS

Ministry of Housing, Utilities and Urban Communities (MOHUUC)

General Organization for Physical Planning (GOPP)

Qalyoubia Governorate

MORE INFORMATION

Website: unhabitat.org/egypt

Strengthening data systems to improve the management of IDPs referral systems in Iraq



Collecting HLP Claims in Sinjar (UN-Habitat Iraq, 2023)

LOCATION

Ninewa, Sinjar, Iraq

DURATION

September 2023 – September 2026

DONORS

LAND-at-Scale/Netherlands Enterprise and Development Agency (RVO), the Minister for Foreign Trade and Development Cooperation of the Netherlands, Government of the Netherlands

PARTNERS

The Hague Institute for Innovation of Law (HiIL)
Global Land Tool Network (GLTN)

MORE INFORMATION

Website: [Dashboard](#)

PROJECT GOAL - Improve land governance and secure tenure rights.

BENEFICIARIES - 11,700 people among IDPs and returnees in Ninewa, Sinjar.

PROJECT APPROACH AND TOOLS - The project approach involves facilitating policy dialogues focused on improving the land legal frameworks and enhancing land governance. It also emphasizes building local capacity on housing, land, and property (HLP) issues. Additionally, the project aims to secure tenure and protect HLP rights by supporting the registration and resolution of HLP claims, the delivery of occupancy certificates and creation of compensation files for internally displaced persons and returnees.

RESULTS - The project successfully provided legal assistance to 1,000 IDPs and returnee households and delivered occupancy certificates, while also assisting 600 individuals with compensation. To strengthen awareness about HLP issues within affected communities, 30 awareness-raising sessions were conducted, reaching 1,000 beneficiaries and enhancing their understanding of their rights. Additionally, the project focused on capacity building by delivering 15 training courses on HLP rights, equipping local authorities and NGOs with the necessary knowledge and skills to support land tenure security and legal protection.

Support to formalize the housing, land and property rights of minorities in Sinjar



Awareness session in Tel Uzair, Sinjar (UN-Habitat Iraq)

PROJECT GOAL - Contribute to peacebuilding and stabilization in Iraq by formalizing the housing, land, and property rights of minorities and resolving the longstanding discriminatory practices against them in Sinjar.

BENEFICIARIES - 36,000 IDPs from minority groups in Sinjar.

PROJECT APPROACH AND TOOLS - The project facilitates the return of vulnerable displaced populations in the target area by formalizing HLP rights through a two-pronged approach: (1) providing legal assistance to displaced minorities to obtain ownership title deeds and (2) strengthening the capacities of national and local governments through targeted training to effectively manage the formalization process. Leveraging the [Social Tenure Domain Model \(STDM\)](#), the project addresses the limitations of conventional land administration systems, particularly in managing customary and informal land tenure. STDM records the relationships between people and land, regardless of formality or technical precision.

RESULTS - The project is expected to enable 36,000 IDPs and returnees to formalize their HLP rights, facilitating their return. Among them, 6,000 households from the Yazidi community and other minority groups will receive land ownership title deeds (*Tapoos*) for the first time. Additionally, 6,000 households will benefit from legal assistance throughout the HLP formalization process, ensuring that all necessary paperwork and documents are properly prepared and submitted to local authorities.

LOCATION

11 Townships In Ninewa Governorate:

Khansur, Dogri, Borek, Gohbel, Tal-Qasab, Siba Sheikh Kidir, Karzirik, Zorava, Duhola, Tal Uzair and Tal-Banat

DURATION

September 2023 - March 2026

DONORS

U.S. Bureau of Democracy, Human Rights and Labor (DRL)

PARTNERS

Global Land Tool Network (GLTN)

MORE INFORMATION

Website: [Dashboard](#)

Policy dialogue on legislative reform to improve land governance and secure tenure rights



(UN-Habitat Iraq, 2024)

LOCATION

Iraq

DURATION

March 2023 – September 2025

DONOR

The Internal Displacement Solutions Fund (IDSF)

PARTNERS

IOM

MORE INFORMATION

Website: unhabitat.org/iraq

PROJECT GOAL - Strengthen the data systems of the Government of Iraq to improve the management of internally displaced persons cases and enhance data analysis for informed policymaking, resource allocation, and responsive capacity.

BENEFICIARIES - Ministry of Migration and Displacement, Central Compensation Committee, Compensation Sub-committees, various members of the judicial system engaged in the compensation process.

PROJECT APPROACH AND TOOLS - The project approach involved conducting desk reviews, compiling and analyzing regional examples, and organizing workshops and key informant interviews. A comprehensive needs assessment and gap analysis was carried out with the Compensation Committee to identify the challenges in accessing compensation for HLP rights. The project also included high-level advocacy and awareness-raising activities aimed at streamlining bureaucratic procedures to facilitate access to entitlements, particularly compensation for HLP rights. Additionally, technical assistance was provided to draft a strategy addressing the identified challenges and to revise existing policies and procedures to enhance access to HLP rights and compensation.

RESULTS - The project is expected to enhance the Government of Iraq data management and referral systems for internally displaced persons and other beneficiaries of the compensation process.

Promoting peace and stability in Iraq by facilitating sustainable returns



Delivery of occupancy certificates (UN-Habitat Iraq)

PROJECT GOAL - Support sustainable returns of vulnerable displaced population to Sinjar by protecting their HLP rights and improving living conditions.

BENEFICIARIES - 56,800 individuals from vulnerable population in Sinjar.

PROJECT APPROACH AND TOOLS - The project's three-pronged approach integrates the Humanitarian-Development-Peace (HDP) nexus, emphasizing the interconnectedness of humanitarian response, sustainable development, and peacebuilding. The humanitarian component addresses immediate housing and water needs for vulnerable populations, while development efforts focus on strengthening tenure security - a key pillar for sustainable peace and development. The project implements both Kobo Toolbox and the [Social Tenure Domain Model](#). HLP claims are collected through Kobo Toolbox and integrated into the STDM database which archives and monitors the distribution of occupancy certificates.

RESULTS - The project is expected to collect HLP claims and distribute occupancy certificates for 4,000 households from minority populations; reach 5,000 beneficiaries with awareness raising sessions; and rehabilitate approximately 500 houses (3,000 beneficiaries).

LOCATION

Sinjar, Ninewa Governorate, Iraq

DURATION

July 2022 - July 2025

DONORS

Korea International Cooperation Agency (KOICA)

PARTNERS

Global Land Tool Network (GLTN)

MORE INFORMATION

Website: [Dashboard](#)

Urban recovery in Yazidi communities in Ba'aj and Sinjar



Awareness-raising session on HLP in Sinjar district (UN-Habitat Iraq, 2022)

LOCATION

Ba'aj and Sinjar, Ninewa Governorate, Iraq

DURATION

December 2021 - December 2022

DONOR

French Ministry for Europe and Foreign Affairs

MORE INFORMATION

Website: unhabitat.org/iraq

PROJECT GOAL - Improve the rights and living conditions of the Yazidi minority population in Ba'aj and Sinjar Districts

BENEFICIARIES - Yazidi IDPs, returnees, women, children and youth, and persons with disability(ies).

PROJECT APPROACH AND TOOLS - The project adopts a and integrated approach that highlights the critical interconnection between education and HLP rights. It focuses on implementing a multi-faceted strategy to strengthen community capacities on HLP rights, ensuring that vulnerable populations have the knowledge and are provided with services to secure their land tenure. This includes facilitating the registration of claims for damaged/destroyed properties. Additionally, the project prioritizes improving educational access and quality by upgrading prioritized educational infrastructure.

RESULTS - The project successfully conducted awareness sessions on housing, land, and property rights and compensation schemes, reaching 1,200 people across Ba'aj and Sinjar districts. Legal assistance was provided to support 100 families in each district in filing compensation claims for damaged or destroyed properties. Additionally, two schools - Al-Eaalam Secondary School and Al-Qahtaniya Secondary School - were rehabilitated, along with other prioritized infrastructure, to facilitate the return of families to their communities.

Reviving Mosul and Basra old cities



Reviving Mosul and Basra Old Cities (UNESCO, 2020)

PROJECT GOAL - Promote livelihood opportunities for youth in Iraq's liberated areas and the Old City of Mosul while contributing to the restoration of Mosul's historic urban landscape, and fostering social cohesion and support inter-community reconciliation.

BENEFICIARIES - Vulnerable youth in the rehabilitation sector, local authorities and urban dwellers in Mosul and Basra.

PROJECT APPROACH AND TOOLS - The project adopted a participatory approach to the recovery and reconstruction of Mosul's historic Old City through the establishment of an "Old City Self-Rebuilding Facility." This facility served as a hub for technical support, community engagement, and capacity-building, hosting deskwork, technical meetings, and participatory workshops. A site office was established in Mosul to facilitate this process, functioning as both an exhibition and demonstration center to foster community involvement. Central to the approach is the development of a Participatory Recovery and Reconstruction Plan, which defines minimum intervention units to guide restoration efforts. Additionally, property ownership verification is conducted using [the Social Tenure Domain Model](#) in close consultation with residents, community representatives, and local authorities.

RESULTS - The project enhanced the transition from emergency response and stabilization to the recovery and reconstruction phase in Mosul.

LOCATION

Mosul, Ninewah Governorate, Iraq

DURATION

January 2020 – December 2021

DONORS

United Nations Educational, Scientific and Cultural Organization (UNESCO)

PARTNERS

United Nations Educational, Scientific and Cultural Organization (UNESCO)

MORE INFORMATION

Website: unhabitat.org/Iraq

Improving land governance and women's land rights in Lebanon



Screenshot of an advocacy video on women's HLP in Lebanon (UN-Habitat Lebanon, 2022)

LOCATION

Lebanon

DURATION

January 2024 - October 2025

DONORS

German Federal Ministry of Economic Cooperation and Development (BMZ)

PARTNERS

The National Commission for Lebanese Women (NCLW)

Global Land Tool Network (GLTN)

MORE INFORMATION

Website: unhabitat.org/Lebanon

PROJECT GOAL - Strengthen land governance in Lebanon by identifying challenges and priorities while promoting inclusive solutions and raising awareness of social barriers limiting women's access to their HLP rights.

BENEFICIARIES - Women facing HLP challenges, communities benefitting from improved land governance, policymakers, government officials, and civil society organizations.

PROJECT APPROACH AND TOOLS - The project engages key stakeholders to identify challenges and priorities in land governance and develop a roadmap for 2025–2027 through consultations, research, and a national event. It also analyzes social norms and practical barriers hindering women's HLP rights, raises awareness through storytelling and advocacy, and organizes a national event to discuss findings and policy recommendations.

RESULTS - The project successfully held consultations with key stakeholders, identifying critical land governance priorities to guide future programming. Additionally, the development and dissemination of a policy brief on social norms and practical barriers hindering women's HLP rights, along with its presentation, are expected to significantly raise awareness on the issue and improve women's rights to land.

National implementation of the women and land campaign in Lebanon



Screenshot of an advocacy video on women's HLP in Lebanon (UN-Habitat Lebanon, 2022)

PROJECT GOAL - Raise awareness on how to overcome the challenges faced by women in accessing their HLP rights, empower them to claim these rights, and advocate for public support in protecting them.

BENEFICIARIES - Women who were unaware of their HLP rights and were experiencing challenges in accessing these rights; policymakers and government officials; civil society organizations working on women's rights and social justice; and the general public in need of increased public awareness about women's HLP rights.

PROJECT APPROACH AND TOOLS - The project employed a comprehensive approach to community engagement by involving female community members in the development of [the campaign](#) to ensure its relevance and effectiveness. A multiplatform communications strategy was implemented, utilizing social media channels like Facebook, Instagram, Twitter, and LinkedIn to reach diverse audiences. Creative content, including key messages, short videos, and feature stories, was produced, with relevant hashtags created to enhance visibility.

RESULTS - The campaign achieved impressive results on social media, generating over 3,500,000 impressions, 900,000 engagements, 8,000 reactions, and reaching an audience of over 2,000,000 people.

LOCATION
Lebanon

DURATION
April 2022 - December 2022

DONOR
German Federal Ministry of Economic Cooperation and Development (BMZ)

PARTNERS
Global Land Tool Network (GLTN)

MORE INFORMATION
Website: arablandinitiative.glttnet/media/campaigns

Beirut housing rehabilitation and cultural and creative industries recovery (BERYT)



A building of heritage value from the 1930s in Rmeil before its rehabilitation under the BERYT project (UN-Habitat Lebanon, 2022)

LOCATION

Beirut, Lebanon

DURATION

February 2022 - August 2025

DONORS

Lebanon Financing Facility (LFF)

PARTNERS

United Nations Educational, Scientific and Cultural Organization (UNESCO)

Municipality of Beirut

Governor of Beirut

MORE INFORMATION

Website: [Article](#)

PROJECT GOAL - Support the rehabilitation of prioritized historical housing for the most vulnerable people and provide emergency support to creative practitioners and entities in the cultural sector in areas affected by the Port of Beirut explosion.

BENEFICIARIES - Vulnerable populations affected by the Beirut Port explosion on 4 August 2020.

PROJECT APPROACH AND TOOLS - The project developed innovative tools to bridge gaps in the legal framework and governance of the housing sector, particularly for heritage buildings. These tools include legal templates for resolving property disputes, frameworks for protecting tenant rights during and after rehabilitation, and pilot initiatives to convert vacant units into below market rate rental housing. By piloting these measures, the project has demonstrated scalable solutions that integrate heritage preservation with social equity and housing affordability.

RESULTS - The project is expected to address HLP challenges in heritage buildings by facilitating discussions on housing legislation, particularly rental laws, and increasing access to below market rate rental units ensuring affordability for vulnerable families. The project is also expected to mitigate gentrification, safeguard tenant rights, and promote heritage preservation through obtaining written commitments from property owners and through awareness-raising activities.

Support for the reconstruction and rehabilitation of Rmeil Cluster after Beirut Port explosion



A sandstone facade of heritage value, before and after undergoing its rehabilitation under the Rmeil Cluster project (n.d.)

PROJECT GOAL - Restore and strengthen heritage-value multistorey buildings in the Rmeil Cluster, a historic but long-underprivileged and disregarded neighbourhood in Beirut, contributing to urban recovery and enhanced community well-being.

BENEFICIARIES - Vulnerable populations affected by the 4 August 2020 Beirut Port explosion.

PROJECT APPROACH AND TOOLS - The project leveraged the Build Back Better approach to achieve its goals, focusing on building resilience and promoting economic and social recovery. A major focus was addressing the HLP rights of residents, particularly in an area previously affected by semi-expropriation for a planned but later canceled infrastructure project. The project conducted an in-depth legal review of building statuses and occupancy types, alongside mediation efforts between residents and the Municipality of Beirut.

RESULTS - The project successfully restored and strengthened 11 multistorey heritage-value buildings in the Rmeil Cluster and safeguarded the HLP rights of tenants. Additionally, the project rehabilitated derelict public spaces around the buildings, creating inclusive and vibrant areas that improved urban recovery and community well-being. Further, it established a neighbourhood committee to ensure sustainable collaboration in addressing local issues.

LOCATION

Rmeil Cluster, Beirut, Lebanon

DURATION

January 2021 - December 2022

DONOR

Embassy of Japan in Lebanon

IMPACT Lebanon

PARTNERS

Municipality of Beirut

Governor of Beirut

Live Love Lebanon

Campaign for Children of Palestine (CCP) Japan

PARC Interpeoples' Cooperation (PARCIC)

Union of Relief and Development Associations

MORE INFORMATION

Website: [link](#)

Ensuring shelter options for the most vulnerable families evacuated due to the Beirut Port explosion



A household visit to assess the vulnerability of the identified family (UN-Habitat Lebanon, 2020)

LOCATION

Municipality of Beirut, Lebanon

DURATION

August 2020 - March 2021

DONORS

United Nations Central
Emergency Response Fund
(CERF)

PARTNERS

The Polish Centre for
International Aid (PCPM)

The Lebanese Women
Democratic Gathering (RDFL)

Municipality of Beirut

MORE INFORMATION

Website: unhabitat.org/Lebanon

PROJECT GOAL - Enhancing the life-saving of most vulnerable families affected by the August 2020 Beirut Port explosion, ensuring adequate housing and temporary shelter options.

BENEFICIARIES - 816 vulnerable households that were affected by the port explosion in Rmeil and Medawar neighbourhoods.

PROJECT APPROACH AND TOOLS - The project started with an extensive outreach campaign supported with referrals from the Municipality of Beirut, shelter partners, the Forward Emergency Room (FER), and through a hotline and case management. A socioeconomic and vulnerability assessment was used to identify the households eligible to benefit from the CERF funds. These households were then invited to attend individual and group information sessions, whereby the signature of a bipartite agreement happened. The cash assistance, amounting to the equivalent of approximately USD 200, included the rent, utilities and sometimes expenses related to shelter repairs of damaged houses and appliances.

RESULTS - 816 vulnerable households had their tenure secured and were provided with timely, needs-based emergency cash transfers to mitigate sudden protection-related threats. Also, these households were sensitized on topics related to sexual and gender-based violence and human rights, and they were provided with life-saving information on COVID-19.

Housing rehabilitation in Beirut city



Armenian elderly woman in her damaged house in Naba'a, Lebanon (UN-Habitat, 2021)

PROJECT GOAL - Provide direct support to approximately 100 housing units which were damaged in the 4 August 2020 Beirut Port explosion and were in need of minor repairs and rehabilitation.

BENEFICIARIES - 100 vulnerable households or around 500 persons affected by the Beirut Port explosion in the selected area.

PROJECT APPROACH AND TOOLS- The project identified the households most at-risk, located within the area affected by the explosion (allocated area assigned by the Shelter Sector) and in need of intervention. This was achieved by referring to the Multi-Sector Needs Assessment Survey (MSNA), a unified survey used across the blast area, to establish a baseline of needs, and by referring to a complementary rapid socioeconomic survey of households conducted by UN-Habitat. Consultations with local actors, such as the Municipality of Bourj Hammoud, local NGOs and community representatives, were conducted to identify further shelters in need of minor repairs. Following this, a technical team identified the damages, required interventions and cost estimate of repairs.

RESULTS - Targeted households benefited from critical minor repairs to their damaged homes, ensuring that they are sealed off and protected ahead of adverse winter weather conditions, ensuring adequate living conditions were returned, contributing to safeguarding the well-being of the most vulnerable, including women, children, the elderly and disabled.

LOCATION

Al Naba'a, Lebanon

DURATION

November 2020 - February 2021

DONOR

International Islamic Charity Organization, State of Kuwait (IICO)

PARTNERS

Municipality of Bourj Hammoud

MORE INFORMATION

Website: unhabitat.org/Lebanon

Housing, land and property rights challenges faced in Syria by refugees currently living in Lebanon



Daouk Ghawash gathering in Beirut, Lebanon (UN-Habitat, 2019)

LOCATION

Lebanon

DURATION

December 2019 - April 2021

DONORS

Deutsche Gesellschaft für Internationale Zusammenarbeit (GIZ)

PARTNERS

Global Land Tool Network (GLTN)

Basmeh & Zeitooneh NGO

MORE INFORMATION

Report available upon request

PROJECT GOAL - Identify and analyse trends and patterns of housing, land and property issues that selected Syrian refugee communities currently residing in Lebanon face back in Syria.

BENEFICIARIES - Selected communities of Syrian refugees in Lebanon.

PROJECT APPROACH AND TOOLS - The research looked into HLP issues faced by Syrian refugees in Lebanon, and at their implications as relevant to human rights protection and to existing legal and land administration frameworks. The analysis derived observations that can help inform discussions regarding HLP programming and provide actionable options in response to the different HLP challenges. Focusing on three case studies, the HLP challenges were identified through several interviews and focus group discussions conducted in Lebanon with Syrian refugees from Homs, Aleppo and Rural Damascus, as well as through the analysis of other existing resources and relevant household surveys.

RESULTS - One synthesis report and one policy brief were published in both English and Arabic. Emerging from the analysis, a set of recommendations were provided in the report and in the policy brief, aimed at informing the international community, government authorities, humanitarian and development actors, and donors on how to prioritize assistance and design their response and interventions to protect and promote the HLP rights of Syrian refugees.

Housing, land and property issues of Syrian refugees in Lebanon from Homs City



Part of the report cover (UN-Habitat and UNHCR, 2018)

PROJECT GOAL - Promote the housing, land and property rights of populations affected by the Syrian crisis through sharing of relevant information with refugees and and host communities.

BENEFICIARIES - Syrian refugees in Lebanon originating from Homs City.

PROJECT APPROACH AND TOOLS - The project consisted of two components: (1) development of one study to analyse, in the context of a protracted crisis, the housing arrangements that refugees coming from Homs City have secured and the implications of their legal status on their presence in Lebanon, through a household survey targeting 1,514 refugee households from Homs, in addition to an extensive desk review; and (2) establishment of an information centre, hosted by a local NGO (Basmeh & Zeitooneh) in the area of Bourj Hammoud, to provide legal assistance - with the support of the Information, Counselling and Legal Assistance (ICLA) Programme at NRC - on civil documentation and HLP rights.

RESULTS - One report was published to promote public awareness among policymakers and shelter actors on the implications of the lack of affordable housing programmes and the restrictions that refugees in Lebanon face to access adequate shelter. One HLP information centre was established in the area of Bourj Hammoud, 49 legal sessions on civil documentation and HLP rights were conducted, and 117 persons were provided with legal counselling sessions.

LOCATION

Lebanon

DURATION

January 2017–November 2018

DONOR

IFord Foundation (FF)

PARTNERS

UNHCR

Norwegian Refugee Council (NRC)

Basmeh & Zeitooneh NGO

MORE INFORMATION

Website: [Report link](#)

Housing, land and property issues in Lebanon: implications of the Syrian refugee crisis



Syrian refugees in an informal tented settlement in Akkar, Lebanon (UN-Habitat and UNHCR, 2014)

LOCATION

Akkar and Al Naba'a, Lebanon

DURATION

December 2013 - August 2014

DONORS

UNHCR

PARTNERS

UNHCR

MORE INFORMATION

Website: [report link](#)

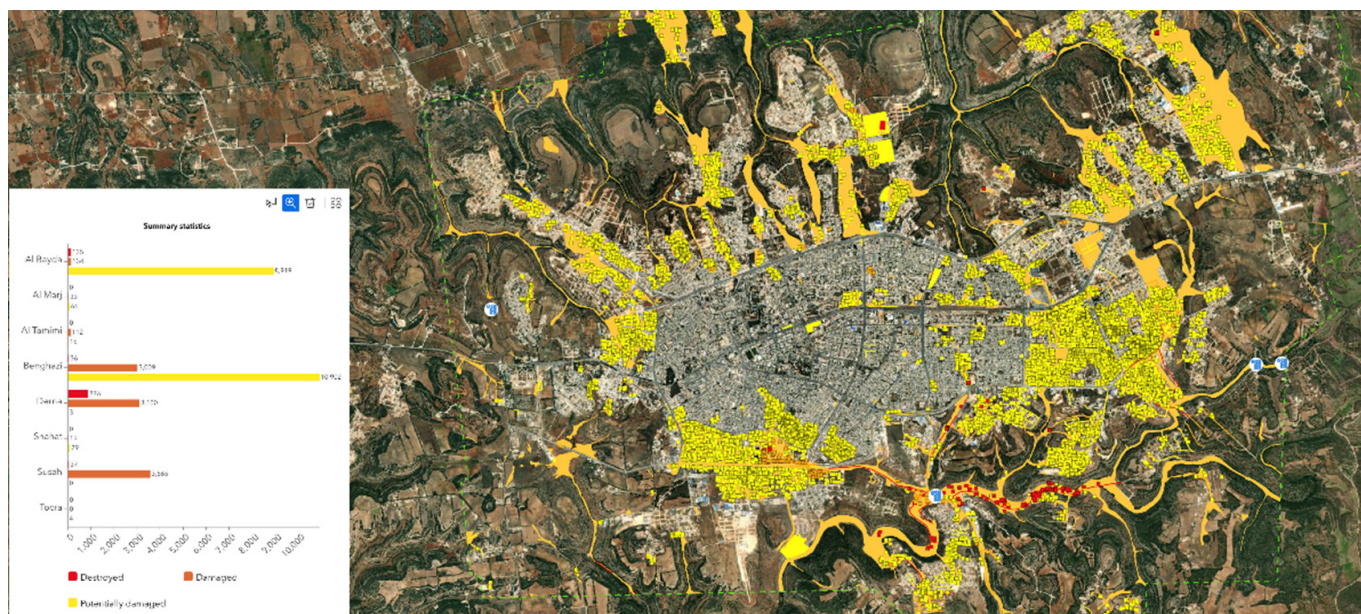
PROJECT GOAL - Develop a research study to inform humanitarian and government entities in designing policies, planning decisions and programmes that ensure refugees and vulnerable Lebanese households' security of tenure and the rights to safe, affordable and adequate shelter.

BENEFICIARIES - Syrian refugees and host communities in Lebanon.

PROJECT APPROACH AND TOOLS - UN-Habitat and UNHCR conducted an assessment of housing, land and property issues related to the Syrian refugee crisis. The research contextualized the ongoing crisis within the larger HLP framework in Lebanon, looking both at the housing sector and legal frameworks related to refugees' access to shelter. It also included two in-depth case studies undertaken in two locations where refugees and host communities were interviewed: Al Naba'a (urban) and Akkar (rural). The report reviewed the impact of the crisis in four specific areas: (1) shelter options available to refugees, (2) HLP rights of refugees and host communities, (3) housing and property markets, and (4) land use in heavily impacted cities and rural areas.

RESULTS - One [report](#) was published, contributing to the formulation of a set of recommendations according to five related topics: shelter conditions and trends; housing markets; HLP rights; settlement patterns and land use; and governance.

Technical collaboration on area-based planning, Libya



Al-Bayda damages (space4dev.undp.org)

PROJECT GOAL - Provide technical assistance and ensure technical coordination with IOM Libya on the planning and implementation of the recovery and rehabilitation strategy.

BENEFICIARIES - Inhabitants of Jabal Al-Akhdar and Zliten (about 500,000 people).

PROJECT APPROACH AND TOOLS - The project bridged the gap between emergency response and sustainable development by integrating spatial analysis, community engagement, and multi-sectoral planning to support communities in building resilient and sustainable settlements. The project focused on specific case areas to understand further the priority locations for actions based on local people's needs.

RESULTS - As part of the project, settlement profiling and action plans for Jabal Al-Akhdar & Zliten were developed.

LOCATION

Jabal Al-Akhdar & Zliten, Libya

DURATION

July 2024 – February 2025

DONOR

IOM

PARTNERS

IOM

MORE INFORMATION

Website: unhabitat.org/arab-states-region

Paving the ground for peace and stability in Libya by addressing the land-related root causes of conflict



Libyan countryside (wikimedia.org)

LOCATION

Libya

DURATION

January 2021 – June 2022

DONORS

UN-Habitat

PARTNERS

UNSMIL

UNRC

MORE INFORMATION

Website: unhabitat.org/arab-states-region

PROJECT GOAL - Assess the land and conflict nexus in Libya to provide information on the status of land tenure security and HLP rights, land use, land development, land value, and land disputes resolution in relation to their broader role in sustaining peace within the humanitarian-peace-development nexus.

BENEFICIARIES - IDPs, refugees, returnees, and migrants in Libya.

PROJECT APPROACH AND TOOLS - The methodology used for the assessment included desk review of existing documents, information gathering from online sources, data collection using questionnaires, interviews and, if possible, focus group discussions. The framework for the assessment of land rights and land management in Libya was designed using the tool developed by the Global Land Tool Network "[How to do a Root Cause Analysis of Land and Conflict for Peace Building](#)".

RESULTS - The assessment provided information on the status land tenure security and HLP rights, land use, land development, land value, and land disputes resolution mechanisms. The analysis led to the development of a set of recommendations for the Libyan government, UNCT/HCT and UNSMIL, and options that can be considered by national and international actors when taking forward the political and technical peace, reconciliation and reconstruction processes.

Development of a national urban housing strategy in Mauritania



View of Nouakchott, Mauritania (UN-Habitat)

PROJECT GOAL - Equip the government with a coherent framework to mobilize financing and implement strategies that improve access to adequate and affordable housing through integrated approaches.

BENEFICIARIES - Urban population in Mauritania.

PROJECT APPROACH AND TOOLS - The project approach involves an in-depth literature review of relevant studies, plans, and policies, structured according to the diagnostic framework. Key urban housing stakeholders were engaged through interviews and focus group discussions. Field missions were conducted to assess conditions in a representative sample of secondary and tertiary cities, as well as in Nouakchott.

RESULTS - The project will engage stakeholders to prepare a participatory diagnostic report and elaborate a national urban housing strategy that formulates evidence-based strategies, aligned with existing legal and strategic frameworks. It will enhance housing access and build capacities of national governments, creating a coherent framework for affordable housing and urban development.

LOCATION
Mauritania

DURATION
September 2023 – June 2025

DONOR
Minister of Housing,
Urban Planning and Territorial
Development of Mauritania

PARTNERS
-

MORE INFORMATION
Website: unhabitat.org/arab-states-region

Implementation of the CityRAP to enhance Inclusive, safe, resilient and sustainable human settlements in the Sahel



Participatory mapping in the neighborhoods of Tinzah and Inity (UN-Habitat/UNDP).

LOCATION

Kaedi, Mauritania - Sahel region

DURATION

June 2022 – March 2025

DONORS

Sweden

PARTNERS

UNDP

MORE INFORMATION

Website: unhabitat.org/arab-states-region

PROJECT GOAL - Better equip local leaders and communities in facing rapid urbanization to understand the risks and plan practical actions to progressively improve the urban resilience of Kaedi.

BENEFICIARIES - Local leaders and communities of Kaedi.

PROJECT APPROACH AND TOOLS - The project implements [the CityRAP tool](#) in Kaedi under the Sahel Resilience Project. It follows a participatory, evidence-based approach, engaging local stakeholders to assess urban resilience and develop tailored action plans. The process began with the mayor signing engagement terms, appointing municipal focal points, and preparing a workplan and budget approved by UN-Habitat and UNDP teams. Following the data collection, stakeholder analysis and prioritization, the first draft of Kaedi's Resilience Framework for Action (RFA) was prepared, outlining actions to improve urban resilience. The validation workshop was conducted in December 2024.

RESULTS - Kaedi developed a participatory Resilience Framework for Action (RFA), prioritizing urban resilience measures such as flood risk management and infrastructure improvement. Local capacity was strengthened through stakeholders engagement and tailored training, enabling the municipality to independently address climate and disaster risks for sustainable development.

Scaling up community-driven processes of mapping of land rights and land use planning in the West Bank



(Union of Agricultural Work Committees)

PROJECT GOAL - Enhance the resilience of Palestinian communities in the Occupied Palestinian Territory with focus on the West Bank, including in Area C, through advancing planning and land rights.

BENEFICIARIES - Inhabitants of the Occupied Palestinian Territories with a focus on the West Bank, including Area C.

PROJECT APPROACH AND TOOLS - The project integrates land settlement and spatial planning to formalize land rights, enhance governance, and ensure participatory, gender-sensitive approaches that improve infrastructure and services for vulnerable Palestinian communities. A participatory approach is used to build resilience that is inclusive of women and youth and involving communities at all levels of land-based functions, mainly to support the successful implementation of the interventions and fostering social cohesion.

RESULTS - The project will enhance the resilience of Palestinian communities in the West Bank, particularly in Area C, by advancing planning and land rights through community-led, gender-responsive land settlement and spatial planning interventions. It will strengthen land tenure security, improve service provision, and empower national and local actors to effectively perform land-based functions, fostering robust policy frameworks and advocacy for HLP rights.

LOCATION

Hebron and Bethlehem Governorates, West Bank, Palestine

DURATION

December 2024 – November 2028

DONOR

European Union

PARTNERS

Land and Water Settlement Commission

Palestinian Land Authority

Ministry of Local Government

Ministry of Public Works and Housing

Global Land Tool Network

MORE INFORMATION

Website: unhabitat.org/state-of-palestine

Achieving planning and land rights in Area C of the West Bank



Hebron, Palestine (UN-Habitat Palestine, 2021)

LOCATION

Hebron and Bethlehem
Governorates, West Bank,
Palestine

DURATION

September 2019 – June 2024

DONORS

European Union

PARTNERS

Land and Water Settlement
Commission
Ministry of Local Government
Global Land Tool Network

MORE INFORMATION

Website: [Newsletters](#)

PROJECT GOAL - Promote inclusive and sustainable economic development within a better functioning Palestinian democracy by improving socioeconomic conditions of Palestinian communities in Area C of the West Bank.

BENEFICIARIES - The land component of the project targeted 117,629 beneficiaries (including 57,638 females) while the planning component targeted 78,044 beneficiaries (including 38,501 females).

PROJECT APPROACH AND TOOLS - A participatory approach involving women, youth, and communities at every level of land-based activities was adopted to build resilience, support effective implementation of the project interventions, and foster social cohesion. The [Social Tenure Domain Model](#) and [Gender Evaluation Criteria \(GEC\)](#) developed by GLTN were tailored to the Palestinian context using the [continuum of rights framework](#) to ensure that the most marginalized were supported in securing their land rights during the registration process.

RESULTS - The project supported the land settlement of over 115,000 dunums of land in the targeted communities, over 80,000 of which were in Area C and over 23,000 were classified as High-Medium Value Agricultural lands. It also supported the consolidation of 30 local outline plans and the preparation of 8 new local outline plans in Area C of the West Bank. Additionally, three cluster plans were developed.

Building sustainable peace and social cohesion in Darfur



Capacity Building on sketch mapping, Darfur (UN-Habitat)

PROJECT GOAL - Support the transition from conflict and crisis to recovery and sustainable peace in the target localities of five Darfur States through facilitating a smooth withdrawal of the joint UN/AU peacekeeping mission.

BENEFICIARIES - 20 villages, in 5 localities across the five States of Darfur (600 members from the communities participated in mapping activities).

PROJECT APPROACH AND TOOLS - The project built institutional capacity on fit-for-purpose land administration and applied a customized version of the [continuum of land rights concept](#) and of the [STDM tool](#) to transition from paper-based land records to digital documentation while mobile data collection tools were used to enhance data reliability and security.

RESULTS - The project built capacity for village mapping and planning among Ministry of Infrastructure and Urban Development staff across the five States of Darfur by providing up-to-date survey equipment. Core technical teams were established to manage mapping processes for 20 villages and engage local communities, while local planning services committees were capacitated to develop land records. Urban observatory offices were established with specialized staff, and improved coordination between state ministries facilitated peer learning. The issuance of social land records has strengthened tenure security for IDPs and promoted peacebuilding in the region.

LOCATION

Five States of Darfur, Sudan

DURATION

January 2020 - June 2022

DONOR

Peace Building Fund

PARTNERS

UNDP

UNICEF

UNHCR

IOM

FAO

State Ministry of Finance

State Ministry of Production

State Ministry of Health

MORE INFORMATION

Website: [Project story](#)

Strengthening land management for peaceful co-existence



Sketch mapping in Koma Garadaya, Sudan (UN-Habitat Sudan)

LOCATION

Darfur, Sudan

DURATION

June 2016 – December 2018

DONOR

UN Darfur Fund (UNDF)
Qatari Fund

PARTNERS

UNDP
FAO
DLC
VRRRC

MORE INFORMATION

Website: unhabitat.org/sudan

PROJECT GOAL - Enhance the capacity of land institutions, including traditional administrative bodies, to improve land management in Darfur by developing effective mechanisms for resolving land rights disputes and providing recommendations to competent authorities on essential reforms, policies, and legislation.

BENEFICIARIES - The whole Darfur community, including the nomadic population, sedentary farmers, IDPs and refugees – including approx. 150,000 returnees and hosting communities from 50 return villages.

PROJECT APPROACH AND TOOLS- The overall implementation strategy leveraged the vast human resources within government, academia, and research institutions, as well as external capacity from NGOs, community-based organizations, and civil society. The DLC, VRRRC, and the State Ministries of Physical Planning and Agriculture served as the lead agencies.

RESULTS - Land legislative reforms were drafted based on consultations in 63 Darfur localities. The land title system was enhanced in 52 return villages through the adoption of the continuum land rights approach, the application of the STDM, and detailed village sketch mapping with demarcated boundaries and buffer zones. Additionally, a robust monitoring mechanism for nomadic corridors was established, with 13 livestock migratory routes studied and monitoring groups formed.

Joint programme on enhancing access to housing, land, and property rights in Syria – Phase II



Safeguarding of tenure documents (UN-Habitat)

PROJECT GOAL - Contribute to the safeguarding of HLP rights for the Syrian people and enhancing access to basic HLP services for urban, rural, and agricultural land across Syria.

BENEFICIARIES - Staff of the General Department of Cadastral Affairs, INGOs and NGOs practicing in the HLP sector in Syria, citizens with HLP stakes, academics, and the UN System.

PROJECT APPROACH AND TOOLS - The project deploys a wide array of UN-Habitat's tools such as, among others, the Housing Profile Guide; the [Social Tenure Domain Model](#); the [City Profile Guide](#). The project uses a holistic approach that contributes to (1) the rehabilitation of the physical space where HLP services are provided; (2) the digitization of cadastral records ensuring the safeguarding of HLP rights; (3) capacity building and awareness raising for HLP stakeholders.

RESULTS - The project rehabilitated several Cadastral Departments across Rural Damascus and Aleppo, reached thousands of beneficiaries with awareness raising and legal aid across Syria, and is currently preparing the National Housing Profile for Syria, as well as curricula to build the capacity of HLP stakeholders in Syria - all in-line with UN-Habitat's standards and already developed resources.

LOCATION

Aleppo, Rural Damascus and Der-Ez-Zor, Syria

DURATION

December 2022 - November 2025

DONOR

EU Directorate-General for Neighbourhood and Enlargement Negotiations (DG NEAR)

PARTNERS

UNDP
NRC

MORE INFORMATION

Website: unhabitat.org/syrian-arab-republic

Supporting the establishment and operation of a cadastral service centre and in Al-Qusayr, Homs



Prefabricated cadastral service center established in Qusayr city (UN-Habitat Syria)

LOCATION

Aleppo, Syria

DURATION

September 2017 - January 2018

DONOR

Government of Norway

PARTNERS

Ministry of Local Administration and Environment (MOLAE)

General directorate for Cadastral Affairs (GDCA)

Syrian computer Society (SCS)

MORE INFORMATION

Website: unhabitat.org/syrian-arab-republic

PROJECT GOAL - Restore HLP services in Al-Qusayr, Homs Governorate - a district that experienced mass displacement during the crisis.

BENEFICIARIES - 77,000 IDPs and refugees, in addition to 50,000 local urban and rural residents.

PROJECT APPROACH AND TOOLS - As part of a broader initiative to enhance tenure security in Al-Qusayr, this project aligns with Block 3 - Restore and Improve Access to Services - of UN-Habitat's Cadastral Response Framework. A prefabricated service center was established and equipped, while UN-Habitat Syria's Client/Server Document Management System was introduced to create a digital cadastral archive, safeguarding the district's cadastral documentation and improving service delivery.

RESULTS - By improving tenure security and delivering efficient HLP services, the project is expected to drive economic recovery in Al-Qusayr and mitigate disputes over lands and houses. It also enabled beneficiaries to recover lost HLP documents and reclaim their properties, thereby fostering conditions conducive to the return of refugees and internally displaced persons.

Strengthening citizen's access to tenure documents in Aleppo



Developing data management system for scanning and archiving tenure documents (UN-Habitat Syria)

PROJECT GOAL - Restore the cadastral system in Aleppo to improve the security of tenure in Aleppo city, and its countryside, contributing to the overall recovery of the governorate.

BENEFICIARIES - Landowners whose property records have been lost (around 215.000 individuals).

PROJECT APPROACH AND TOOLS - The project deployed a document management system (DMS) developed by UN-Habitat to safeguard existing land journals and facilitate the reconstruction of destroyed ones by systematically organizing vast amounts of contracts, court decisions, and other foundational documents. Built with open-source tools, the DMS was tailored based on a thorough needs assessment and the specific business logic of the cadastral department. Installed in a server/client configuration using UN-Habitat-provided equipment and calibrated for the expected workload, the system was rigorously tested and debugged, with Aleppo cadastral directorate personnel receiving comprehensive training prior to its full operation.

RESULTS - The successful archival of HLP documents in one cadastral district has paved the way for restoring lost land journals. As similar efforts continue in other districts, more individuals will have their tenure rights secured, and the cadastral services - severely disrupted in many parts of Aleppo - will be progressively restored.

LOCATION
Aleppo, Syria

DURATION
September 2017 - January 2018

DONOR
Government of Norway

PARTNERS
Ministry of Local Administration and Environment (MOLAE)
General directorate for Cadastral Affairs (GDCA)
Syrian computer Society (SCS)

MORE INFORMATION
Website: unhabitat.org/syrian-arab-republic

Support to housing, land and property rights for vulnerable communities and improve land tenure security of women



HLP Certificate Distribution, Aden (Marwa Nasher, UN-Habitat Yemen, 2024)

LOCATION

Aden and Lahj governorates, Yemen

DURATION

September 2021 - August 2025

PARTNERS

Ministry of Public Works and Highways (MoPWH)

General Authority for Lands, Surveys and Urban Planning (GALSUP)

Ministry of Justice (MoJ)

MORE INFORMATION

Website: [Article 1](#)

[Article 2](#)

PROJECT GOAL - Accelerate urban recovery and peacebuilding by documenting HLP rights violations and challenges and improving access to HLP rights of vulnerable community members, particularly women.

BENEFICIARIES - 39,050 individuals among the most vulnerable community members, including women and IDPs/returnees, as well as government staff and CBOs.

PROJECT APPROACH AND TOOLS - A multi-faceted approach is employed by the project to tackle the diverse HLP challenges in Yemen using a range of effective tools: (1) the project builds trust by engaging communities in awareness and knowledge-building initiatives; (2) it provides active legal counseling via phone and mediation services; (3) it strengthens the capacity of decision-makers and civil society actors to navigate bureaucratic and legal complexities; (4) it works to enhance the legal framework for greater efficiency; and (5) it implements the [Social Tenure Domain Model](#) to document HLP rights violations and improve Yemen's land management system.

RESULTS - The project is expected to (1) improve the knowledge and understanding of HLP violations and issues in Yemen; (2) improve land tenure security and provide better protection of HLP rights for beneficiaries, and (3) strengthen the capacity of local and national government stakeholders through tailored training opportunities.

Safeguarding evidence of housing, land and property rights of Syrian refugees



Delivery of certificates in Domiz Camp, Dohuk, Iraq (UN-Habitat, 2022)

PROJECT GOAL - Secure and safeguard the HLP rights and claims of Syrian refugees in Lebanon and Iraq.

BENEFICIARIES - 98,000 Syrian refugees households in Lebanon and Iraq

PROJECT APPROACH AND TOOLS - Using the [Social Tenure Domain Model](#) and Kobo ToolBox, the project documents Syrian refugees' claims to their residential and non-residential properties in Syria. This is done through a rigorous participatory and voluntary enumeration process, at no fee for the beneficiaries. The claims documented include full ownership, joint ownership, long- and short-term use rights. A wide range of legally recognized and additional types of evidence are accepted and safeguarded with the claims, as well as supporting personal documentation. As part of the project, 'Certificates of Collection and Safeguarding of Tenure Relationship Documents' are issued by UN-Habitat. Verification of the HLP rights claimed is not undertaken through this project.

RESULTS - At the end of 2024, the project had reached almost 70,000 Syrian refugees households, in Lebanon and Iraq, and collected over 27,000 HLP claims for 64,00 beneficiaries, including 32,000 women and girls. The information collected is expected to support future efforts to re-possess properties illegally occupied, transacted or destroyed or to claim compensation.

LOCATION

Lebanon and Iraq

DURATION

May 2020 – June 2025

PARTNERS

Global Land Tool Network

SAWA

UTOPIA

The Popular Aid for Relief and Development (PARD)

The Lebanese Organisation for Studies and Training (LOST)

Basmeh and Zeitooneh

IOM

NRC

UNHCR

MORE INFORMATION

Website: [project page](#)

Advancing national housing profiles and housing strategies in selected countries in the Arab region



Consultation session with national housing experts during the development of the national housing strategy for Egypt (UN-Habitat, 2020)

LOCATION

Arab Region with a focus on Syria, Egypt, Iraq, Yemen, Palestine, Jordan, Tunisia, Morocco, Kuwait and Lebanon

DURATION

January 2024 – December 2024

DONOR

Catalytic Fund
ROAS

WUF 12 Regional Mobilization Funds

PARTNERS

Relevant ministries from Egypt, Tunisia, Lebanon, Syria, Jordan, Kuwait, Palestine, Morocco, Iraq and Yemen

MORE INFORMATION

Website: [project page](#)

PROJECT GOAL - Advance the right to adequate housing for all in the Arab region through supporting countries to identify policies framework and priority interventions.

BENEFICIARIES - Government officials and key housing sector regional and national stakeholders (intermediate beneficiaries) and women and men living in the Arab states, with focus on the most vulnerable, seeking adequate housing in participating countries (end beneficiaries).

PROJECT APPROACH AND TOOLS - The programme enabled the formulation and updating of National Housing Strategies across the region - with a focus on Syria, Egypt, Iraq, Yemen, Palestine, Jordan, Tunisia, Morocco, Kuwait and Lebanon - by conducting a thorough assessment of the housing sector, launching the first regional comprehensive framework, strengthening the capacity of policymakers and stakeholders, and engaging in participatory prioritization of interventions.

RESULTS - The programme has enhanced understanding of housing sector challenges, priorities, and opportunities in the targeted countries. It fostered regional knowledge sharing and policy dialogue, strengthening national authorities' capacity to conduct participatory assessments and identify key gaps and opportunities in preparation for developing a National Housing Strategy. Additionally, it provided tailored policy recommendations and actionable steps to support the development of comprehensive national housing strategies.

Arab region programme on good land governance in support to inclusive development, gender equality, peace and stability and climate resilience - Phase 2



Arab Land Initiative Reference Group Meeting, Cairo, Egypt (UN-Habitat, 2024).

PROJECT GOAL - Empower and improve the capacity of regional and national stakeholders in managing and administering urban, peri-urban and rural land in the Arab states to achieve inclusive socioeconomic development, promote gender equality, foster peace and stability, and mitigate and adapt to climate change.

BENEFICIARIES - Women and men living in the Arab states, with focus on youth, women, vulnerable and marginalized groups (end beneficiaries) and regional and national stakeholders that have a key role to play in improving land management and administration (intermediate beneficiaries).

PROJECT APPROACH AND TOOLS - The programme approach focuses on four areas: (1) enhance coordination and collaboration among land stakeholders, ensuring that interventions across the region are well-aligned and integrated; (2) improve the sharing and quality of knowledge on land governance; (3) strengthen the capacity of individuals and institutions in land governance and administration; and (4) support nationally-led land interventions in Lebanon, Jordan and Tunisia through human rights-based, gender-responsive, fit-for-purpose, and inclusive land tools and approaches.

RESULTS - The programme is expected to enhance coordination among land stakeholders, to facilitate knowledge sharing and boost the capacity of individuals and institutions, and to contribute to the establishment of more resilient and equitable land governance framework at country level.

LOCATION

Arab States

DURATION

October 2023 – September 2028

DONOR

Federal Ministry of Economic Cooperation and Development (BMZ)

Netherlands Enterprise and Development Agency (RVO)

PARTNERS

[Arab Land Initiative partners](#)

MORE INFORMATION

Website: arablandinitiative.gln.net

Arab region programme on good land governance in support to inclusive development, peace and stability



Second Arab Land Conference, Cairo, Egypt (UN-Habitat, 2021)

LOCATION

Arab States

DURATION

November 2018 – December 2022

DONOR

Federal Ministry of Economic Cooperation and Development (BMZ)

PARTNERS

[Arab Land Initiative partners](#)

MORE INFORMATION

Website: arablandinitiative.gltn.net

[Project report](#)

[Project evaluation report](#)

PROJECT GOAL - Improve the capacity of regional and national stakeholders to manage and administer urban, peri-urban and rural land in the Arab states to achieve inclusive socioeconomic development - particularly for women, youth and displaced - peace and stability.

BENEFICIARIES - Women and men living in the Arab states, with focus on youth, women, vulnerable and marginalized groups (end beneficiaries) and regional and national stakeholders that have a key role to play in improving land management and administration (intermediate beneficiaries).

PROJECT APPROACH AND TOOLS - The programme was designed to enhance alignment, coordination, and collaboration on land issues throughout the region; to generate and manage knowledge on good land governance; and to build the capacities of individuals and institutions. This approach built on the extensive experience and partner network developed by the Global Land Tool Network over recent years, culminating in the establishment of the [Arab Land Initiative](#).

RESULTS - The programme facilitated the implementation of targeted technical projects (see pag. 41-50 of this booklet) and ensured that investments in land governance by countries and donors across the region were linked and coordinated, contributing to the overall development of regional knowledge and capacity. It also promoted synergy and complementarity with other ongoing initiatives.

Land governance, natural resources and climate change in the Arab region



(UN-Habitat Yemen)

PROJECT GOAL - Identify and analyse the correlations between land tenure security, land use, natural resources and climate change in the Arab region, create knowledge and share experience among land experts and organisations working on land and climate change, and on pastoral lands and range lands in the Arab region and globally.

BENEFICIARIES - The project targeted the Arab region, relevant case studies were identified from Lebanon, Libya, Mauritania, Palestine, Sudan, Tunisia, and more, and land stakeholders with different professional backgrounds (academia, civil society, government, etc.).

PROJECT APPROACH AND TOOLS - The research used a people-centred perspective on climate change embracing views that see climate change and natural resources scarcity as multipliers of risks and threats that exacerbate existing societal problems such as poverty, injustice, social insecurity, violence, terrorism, or civil war.

RESULTS - Two expert group meetings were organised: the first one brought together experts for an open discussion about the mutual impacts of land and climate change in the Arab region, while the second focused on the challenges related to pastoral and range lands. The report "[Land Governance, Natural Resources and Climate Change in the Arab Region](#)", and related policy brief were published.

LOCATION

Arab region

DURATION

18 months

DONOR

Federal Ministry for Economic Cooperation and Development of Germany (BMZ)

PARTNERS

Lebanese Center for Policy Studies (LCPS)

Global Land Tool Network

MORE INFORMATION

Website: [Report and policy brief](#)

Land, women empowerment and socioeconomic development in the Arab region



(UWAC, 2020).

LOCATION

Arab region

DURATION

24 months

DONOR

Federal Ministry for Economic Cooperation and Development of Germany (BMZ)

PARTNERS

Union of Agricultural Work Committees (UAWC)

Global Land Tool Network

MORE INFORMATION

Website: [Report and policy brief](#)

PROJECT GOAL - Examine the factors affecting women's land tenure security in the Arab region and their connection to women's empowerment and the socioeconomic development.

BENEFICIARIES - The study targeted women living in the Arab region, while the expert group meeting and the training events targeted experts with different professional backgrounds (academia, CSOs, government, etc.), as well as grassroots women and rural women in the Arab region.

PROJECT APPROACH AND TOOLS - The approach envisaged three integrated activities, (1) an empirical study comprising of desk review and primary data collection from Palestine, Tunisia, Iraq and Kuwait; (2) a regional EGM to exchange and expand knowledge about women's rights to land and its impact on their socioeconomic development and that of their families and communities; and (3) two trainings events on the importance of women's rights to land and how to attain them.

RESULTS - The project resulted in the publication of the report "[Land, Women Empowerment and Socioeconomic Development in the Arab Region](#)", and related policy brief. The study provides actionable recommendations for decision-makers, stakeholders and activists on awareness and advocacy, research and data, gender-responsive reforms, women's inheritance rights and participation.

Land professionals in the Arab region: roles, capacities and contribution to land governance



(ISTIDAMA, 2010)

PROJECT GOAL - Assess the capacity of land professionals in the Arab region and organize a knowledge exchange event to reflect on the role of land professionals and on how to adapt it to better suit fit-for-purpose land administration and the land administration needs of the region.

BENEFICIARIES - Land professionals from the formal and non-formal sectors in the Arab region.

PROJECT APPROACH AND TOOLS - The approach for the capacity needs assessment aligned with and complemented the broader capacity assessment coordinated by the Urban Training and Studies Institute (see pag. 45). The information for this study was gathered through a mix of methods, including findings and recommendations from an expert group meeting, ten roundtable discussions and bilateral brainstorming sessions. A desk review of relevant literature was conducted and online discussions on professional platforms, such as LinkedIn, further contributed to the data collection. The findings were validated during a knowledge exchange event.

RESULTS - The project brought together different land professionals to discuss the role they currently have and the roles they should evolve into in the coming years to ensure their full contribution to the different aspects of land governance in the region, and it led to the publication of "[Land professionals in the Arab region: roles, capacities and contribution to land governance](#)".

LOCATION

Arab region

DURATION

18 months

DONOR

Federal Ministry for Economic Cooperation and Development of Germany (BMZ)

PARTNERS

ISTIDAMA Centre for Land and Environmental Governance of Sudan

Arab Union of Surveyors
Global Land Tool Network

MORE INFORMATION

Website: [Report and policy brief](#)

Land and Conflict in the Arab region



(Arab Group for the Protection of Nature)

LOCATION

Arab region

DURATION

18 months

DONOR

Federal Ministry for Economic Cooperation and Development of Germany (BMZ)

PARTNERS

Arab Group for the Protection of Nature (APN)

Global Land Tool Network

MORE INFORMATION

Website: arablandinitiative.gltln.net

PROJECT GOAL - Assess and discuss different dimensions of the relationship between land and conflict: land-related root-causes of conflict, land-related interventions in post-conflict settings, and approaches to resolve, mitigate and prevent conflict using land as entry point.

BENEFICIARIES - The project targeted the Arab region, relevant case studies were identified from Algeria, Lebanon, Libya, Morocco, Palestine, Syria, Tunisia and Yemen. The EGM targeted experts with different professional backgrounds (academia, civil society, government, etc.) and other key stakeholders working on the land and conflict nexus.

PROJECT APPROACH AND TOOLS - The assessment is based on a systematic review of published secondary sources, of governance and institutional frames and on the analysis of the main theoretical contribution and frameworks that impinge on land and conflict. It drew on contributions from the members of the Arab Food Sovereignty Network (AFSN), on the interviews with key informants and stakeholder as relevant, and on the outcomes of a thematic expert group meeting.

RESULTS - The report "Land and Conflict in the Arab region. Causes and impacts in ten locally documented cases" will be published in 2025. The combined knowledge produced by the study and the expert group meeting on land and conflict are expected to increase knowledge and awareness in the region on the land and conflict nexus.

Capacity and knowledge development on land governance in the Arab region



Induction workshop, Cairo, Egypt (UTI, 2020)

PROJECT GOAL - Assess the land sector capacities in the region, identify the learning offers and define a capacity development strategy and a set of priority capacity development initiatives to be led by leading experts and institutions from the region.

BENEFICIARIES - Land professionals from the Arab region with different professional backgrounds (academia, civil society, government, etc.).

PROJECT APPROACH AND TOOLS - The project envisioned: (1) a capacity assessment of land management and land administration expertise in the Arab region; (2) a review of existing land-related curricula offered by training and education organizations to serve as a basis for adapting a land governance curriculum for the region; (3) the establishment and management of a research innovation fund; (4) the organization of two capacity development events on land governance and regionally relevant land tools; and (5) the adaptation and translation of relevant materials.

RESULTS - The project resulted in the publication of "[Developing land governance capacities in the Arab region](#)" and of 17 research papers sponsored by the [Research Innovation Fund](#), the organisation of a knowledge exchange event and of an online induction workshop for capacity development in the Middle East and Gulf Region, and the translation of various documents into Arabic and French.

LOCATION

Arab region

DURATION

18 months

DONOR

Federal Ministry for Economic Cooperation and Development of Germany (BMZ)

PARTNERS

The Urban Training & Studies Institute (UTI)

Global Land Tool Network

MORE INFORMATION

Website: [Research Innovation Fund Report](#)

Monitoring land governance and land tenure security



Jordan countryside (Brian Holsclaw)

LOCATION

Arab region

DURATION

18 months

DONOR

Federal Ministry for Economic Cooperation and Development of Germany (BMZ)

PARTNERS

Rasheed TI-Jordan

Global Land Tool Network

MORE INFORMATION

Website: arablandinitiative.gltn.net

PROJECT GOAL - Support national stakeholders with the development of their capacities in collecting, analysing and reporting on land-related data contributing to improving land governance in the Arab region.

BENEFICIARIES - Key land actors from government institutions, the civil society and other relevant sectors in Syria, Iraq, Jordan, Egypt, Palestine, Saudi Arabia, Yemen, the United Arabic Emirates, Bahrain, Qatar, Kuwait, Oman and Lebanon.

PROJECT APPROACH AND TOOLS - The project used a two-tiered approach: one built on the expositive methods of presentations, case studies and worked examples; and one built on the collaborative methods, emphasizing social dimension of learning and engaging trainees in exchanging knowledge and views in a collaborative way, that include guided discussions, collaborative work and peer tutoring.

RESULTS - The project successfully delivered two training events and an expert group meeting on monitoring land governance, strengthening stakeholder capacities in collecting, analyzing, and evaluating land governance data while enhancing their understanding of monitoring land tenure security within the SDG framework. It facilitated strategic discussions on land governance challenges in the Arab region, expanded the expert network, and identified key issues and needs, supporting improved data collection and reporting on land-related SDG indicators.

Fit-for-purpose land administration



(UN-Habitat Sudan)

PROJECT GOAL - Inform regional and national stakeholders in the Arab region of fit-for-purpose land administration concepts and practices to manage and administer urban, peri-urban and rural land.

BENEFICIARIES - A broad range of land experts and stakeholders in the Arab region.

PROJECT APPROACH AND TOOLS - The project included an expert group meeting and two training sessions, providing a platform to introduce land experts and other stakeholders from the Arab region to the [Fit-for-Purpose \(FFP\) land administration approach](#) and tools. The FFP approach is built on interrelated core components: flexible spatial data capture approaches; participatory data capture and use to ensure community support; affordability; reliability and up-to-date information; accessibility; upgradeability with regard to incremental upgrading and improvement over time in response to social and legal needs and emerging economic opportunities.

RESULTS - The project promoted knowledge exchange and capacity building on fit-for-purpose land administration, enabling stakeholders in the Arab region to assess and adapt relevant approaches, and it fostered discussions on spatial, legal, and institutional frameworks, enhancing understanding of land administration tools.

LOCATION

Arab region

DURATION

18 months

DONOR

Federal Ministry for Economic Cooperation and Development of Germany (BMZ)

PARTNERS

Regional Center for Remote Sensing of North Africa States (CRTEAN)

Global Land Tool Network

MORE INFORMATION

Website: arablandinitiative.glt.net

Baseline study on land related legal and policy frameworks



Hadath El Jebbe, Lebanon (Paul Saad)

LOCATION

Lebanon, Iraq, Jordan and Palestine

DURATION

18 months

DONOR

Federal Ministry for Economic Cooperation and Development of Germany (BMZ)

PARTNERS

Global Land Tool Network

MORE INFORMATION

[Lebanon report](#)

[Iraq report](#)

[Jordan report](#)

[Palestine report](#)

PROJECT GOAL - Provide an overview of relevant policies, laws, and regulations governing various aspects of land governance and decision-making processes in the Arab region.

BENEFICIARIES - The research focused on the policy, legal, and institutional frameworks of selected Arab countries, with Lebanon, Iraq, Jordan, and Palestine identified for assessment.

PROJECT APPROACH AND TOOLS - The study was based on case studies, empirical evidence, and documentary reviews of land laws, institutional structures, and procedures across Lebanon, Iraq, Jordan, and Palestine. Data collection was conducted at the country level, while cross-cutting trends and key areas of focus were identified to ensure a regional perspective.

RESULTS - The project resulted in the publication of four reports: "[Legislative and Administrative Land and Property Rights Framework in Lebanon](#)"; "[Land, Housing and Property in Jordan: A review of the legal, institutional and administrative frameworks](#)"; "[Land, Housing, and Property in Iraq: A review of the legal, institutional and administrative frameworks](#)"; and "[Land Governance and Land Rights in Palestine](#)". The reports enhanced knowledge and understanding of decision-making processes, key stakeholders, existing legal frameworks, and regulatory gaps in the land sector.

The role of the civil society in land governance



Group discussion on land issues (UN-Habitat Sudan)

PROJECT GOAL - Facilitate knowledge sharing to establish a common understanding of the role of civil society in land governance across the Arab region, with a particular focus on land and property rights and tenure security.

BENEFICIARIES - Experts, government representatives, civil society organizations from the Arab region, and other stakeholders involved in the land sector.

PROJECT APPROACH AND TOOLS - The project combined expository methods - such as presentations, case studies, and practical examples - with a collaborative approach, fostering interactive discussions on the social dimensions of learning and knowledge exchange.

RESULTS - A virtual knowledge exchange event on the role of civil society in land governance in the Arab region was successfully organized. The event provided a platform to discuss the challenges faced by CSOs in the land governance sector, explore potential areas of collaboration, and assess their capacity to contribute to improved land governance in the region. Participants exchanged perspectives on the obstacles CSOs encounter, particularly in addressing women's needs and advocating for women's land rights, social rights, and regulatory improvements. The event also facilitated learning from existing experiences and analyzing common issues affecting CSOs in the region.

LOCATION

Arab region

DURATION

12 months

DONOR

Federal Ministry for Economic Cooperation and Development of Germany (BMZ)

PARTNERS

International Youth Council of Yemen (IYCY)

Global Land Tool Network

MORE INFORMATION

Website: arablandinitiative.glt.net

Twinning arrangements initiative for exchange of knowledge and networking in land governance



(n.d.)

LOCATION

Arab region

DURATION

10 months

DONOR

Federal Ministry for Economic Cooperation and Development of Germany (BMZ)

PARTNERS

American University of Beirut

Lincoln Institute of Land Policy

Bena Foundation

Masarat Nesaya

Housing Land and Rights Network

ISTIDAMA

Birzeit University University of the West of England

MORE INFORMATION

Website: [Article](#)

PROJECT GOAL - Exchange knowledge and experiences, build networks, work together and create opportunities to foster cross-fertilizing experiences in the area of good land governance and land administration.

BENEFICIARIES - Organizations, institutions, land and government departments that are operating at the local, regional and national level in the Arab region and who are willing to learn, share, assess and adopt innovative solutions and tools that are existing in Arab region or globally.

PROJECT APPROACH AND TOOLS - The project used twinning arrangements to pair two organisations from the Arab region (or one from the region and one from outside the region).

RESULTS - The project enhanced institutional capacities, promoted regional dialogue, and identified gaps in land governance tools. The Beirut Urban Lab and the Lincoln Institute of Land Policy worked together to assess property taxation and land regulation to support better land governance in Beirut. Birzeit University and the University of West England focused on capacity building and promoting women's land rights in the sector. Masarat Nissaia and BENAA Foundation collaborated on research into women's land inheritance and governance, using firsthand experiences to develop a policy brief. Habitat International Coalition and the National Center for Peace and Development worked on strengthening civil society's capacity to address land rights challenges in conflict-affected areas.

