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Deploying the Social Tenure Domain Model (STDM) in Yemen: Opportunities and Challenges in Protracted Crisis Settings

[SESSION TYPE: SESSION TITLE]

Muslim Qazimi, Head of Country Programme Iraq & Yemen, UN-Habitat

المملكة المغربية
ROYAUME DU MAROC



وزارة إعداد التراب الوطني والتعمير
والإسكان وسياسة المدينة

MINISTÈRE DE L'AMÉNAGEMENT DU TERRITOIRE NATIONAL
DE L'URBANISME, DE L'HABITAT ET DE LA POLITIQUE DE LA VILLE

الاراضي العربية
Arab Land Initiative



UN-Habitat in Yemen



Increased and equal access to basic services



Effective settlement growth and regeneration



Effective shelter & housing land & property (HLP) rights



Strengthened climate action & improved urban environments



UN HABITAT
FOR A BETTER URBAN FUTURE

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HLP Challenges in Yemen

Systemic

Land as Driver of Conflict and Inequality

- Only 10-20% of land is registered, while 80-90% of land transactions occur through informal documentation.
- Excessive inadequate bureaucracy, poor management and record keeping as well as corruption with unfair taxation.
- Numerous legislations, laws and authorities involved, causing inconsistencies in functions and responsibilities.
- Complex land tenure system with expensive and lengthy land registration procedures depending on land category.
- Generally, while regulations and plans exist, they are not being enforced.
- Social restrictions based on customs and traditions prevent women from claiming their rights.

Complex & Unstable Land Management History

No national cadaster system

Conflicting areas of responsibilities between state entities

Overloaded & ill-equipped court system

Inadequate legal framework

Leads to

HLP Rights Violations

Forced **evictions**

Land **grabbing**

Discrimination (women; Muhamasheen)

Lack of legal recognition

Land **disputes**

HLP among
the main
drivers of
conflict in
Yemen

- Hindered** social cohesion
- Weakened** foundation for peace
- Lack of** stabilization anchors
- Impeded** peaceful coexistence
- Systemic** discrimination of women and minorities



- Religious** legal approach
- Customary** legal approach
- Informal** legal approach
- Lack of** knowledge

**70% of
disputes**

Project Intervention

”Support to HLP Rights for Vulnerable Communities and Improve Land Tenure Security of Women in Yemen”

Goal: Accelerate urban recovery and peacebuilding in Yemen by documenting HLP rights violations and challenges and improving access to HLP rights of vulnerable community members

- Objective 1: Document and address HLP rights abuse and violations of vulnerable community members and improve land tenure security, particularly women-headed households
- Objective 2: Enhance capacity of the national and local government as well as community members and CBOs in protection and promoting HLP rights

How are We Doing This?



The Social Tenure Domain Model (STDM)

What is the STDM?



Source: Global Land Tool Network (GLTN)

Implementation

Data collection

- Enumeration on community level through tablets
- Upload of data on server

Issuance and Distribution of Certificates

- Legal review and check of collected data
- Issuance of certificate based on agreements with authorities
- Preparation of legal annex for each beneficiaries outlining the case and next steps to be taken.
- Distribution of certificates following awareness session in the presence of community leaders



Issued Certificate for a Project Beneficiary



Enumerators During Data Collection

Implementation

Technical Training

- Training of technical staff from the General Authority of Lands, Surveys and Urban Planning (GALSUP) to understand principles of STDM
- Tailored discussions and training on how to apply components of the STDM in Yemen's land management system, with focus on digitization.



Technical STDM training



Beneficiary from Aden with her HLP Certificate

Results, Challenges and Opportunities

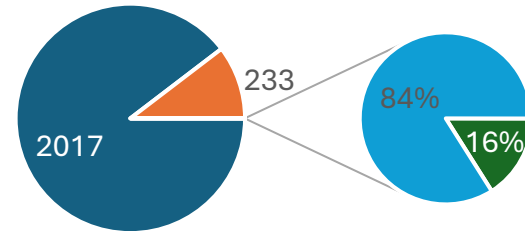
Results to date

Challenges

- Community trust
- Institutional due to different roles and responsibilities
- Digital infrastructure

Opportunities

- Tenure security strengthened for communities
- Elevating communities' trust in institutional change
- Fostering institutional change on government level
- Tackling the issue of land being a driver of conflict



- # of households surveyed
- # of households received HLP certificate
- # of women led households received HLP certificate
- # of men led households received HLP certificate

Vision and Way Forward

Steps towards urban recovery, peacebuilding and social reconciliation

- Upgrade certificates into more formal legal security of tenure.
- Collaborations with government entities, particularly the Ministry of Public Works and Highways, in other areas to form comprehensive and strategic joint approaches to scale up the work.
- Active promotion of the digitization of Yemen's cadaster system through the Social Tenure Domain Model.

THANK YOU!

For more information visit:
<https://unhabitat.org/yemen>
or contact:
Muslim Qazimi:
muslim.qazimi@un.org

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