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Land Management under the War on the Gaza Strip, Khan-Younis Governorate as a model

[SESSION TYPE: SESSION TITLE]

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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



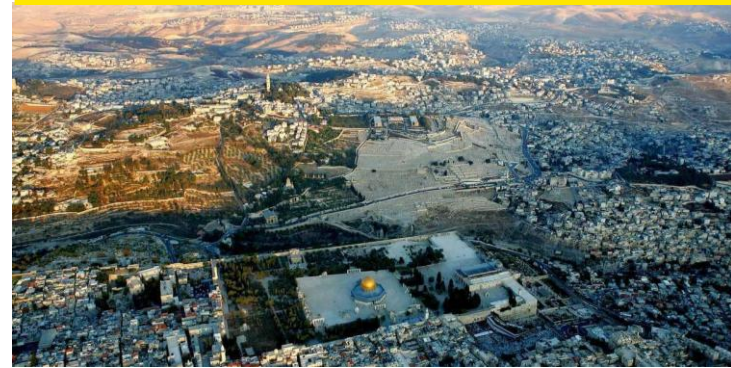
OUTLINE

- The situation of lands, housing, properties, displaced communities, and host communities within the dominion of local authorities in Khan Younis Governorate
- Practical applications of tools for land, housing, and property assistance and their uses through interactive maps
- The compound fragility in the management of land, housing, and property and the resulting legal implications in the context of wars and disasters
- Conclusion

The situation of lands, housing, properties, displaced communities, and host communities within the dominion of local authorities in Khan Younis Governorate

- The Gaza Strip (GS) is part of the Palestinian Occupied Territories.
- GS is one of the most densely populated areas in the world (5,500 inhabitants/ km²)
- Annual population growth in GS is about 3%.
- Khan Younis Governorate (KG) is the largest governorate in GS (116 km²).

Palestine 27,000 km²



Gaza Strip 365 km²

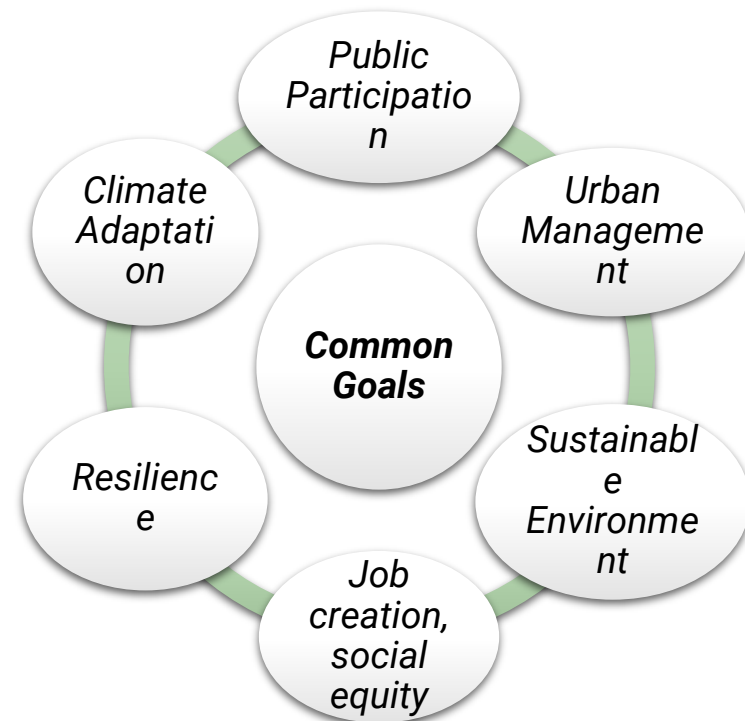


Khan Younis Governorate 116 km²



OVERVIEW OF SITUATION AND VISION

- The Gaza Strip continues to face significant HLP challenges stemming from protracted conflict, legal complexities, and resource constraints.
- Integration of HLP considerations into broader humanitarian and development planning frameworks.
- Almost all municipalities in the GS focused on the HLP, land management on SDIPs.
- Land allocations for different uses (agriculture, residential, tourism, agrotourism, public spaces, commercial axis, cultural and religious places, public services, etc.).
- All SDIPs included the disaster resilience plans

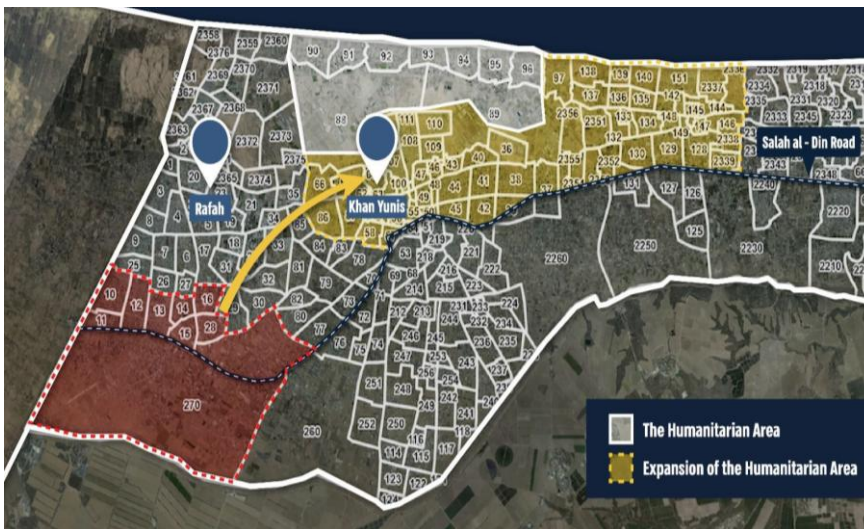


KHAN YOUNIS AS A HUMANITARIAN AREA

- Populations of Khan Younis Governorate estimated
 - 450,000 inhabitants before 7/10/2023.
 - 1,500,000 inhabitants after 7/10/2023.
- 90% of GS population are internally displaced.

ALMAWASI

- Area: 8,786 km 2.
- Agricultural Neighborhood .
- Food reservoir of the GS.
- Most of lands are private properties
- Soil: Sandy Regosols
- It was occupied until the Israel's disengagement (Unilateral withdrawal 2005).
- It was classified as a marginalized venerable area.
- The percentage of provided services were (wastewater 0.1%, roads 3%, lightening 0.1%, water networks 3%).



AFTER DISPLACEMENT

0-3 Months Post Ceasefire:

- Provide technical support in interventions focused on rubble removal and management.
- Address issues related to IDP informal human settlements and collective centers.
- Support the establishing or restoring systems for documenting and registering land and properties.

3-6 Months Post Ceasefire:

- Prioritize the facilitation of legal assistance on HLP rights.
- Promote integration of due diligence activities in reconstruction efforts through influencing donors and providing technical support to implementing organizations. Explores avenues for restitution and/or compensation for IDPs.

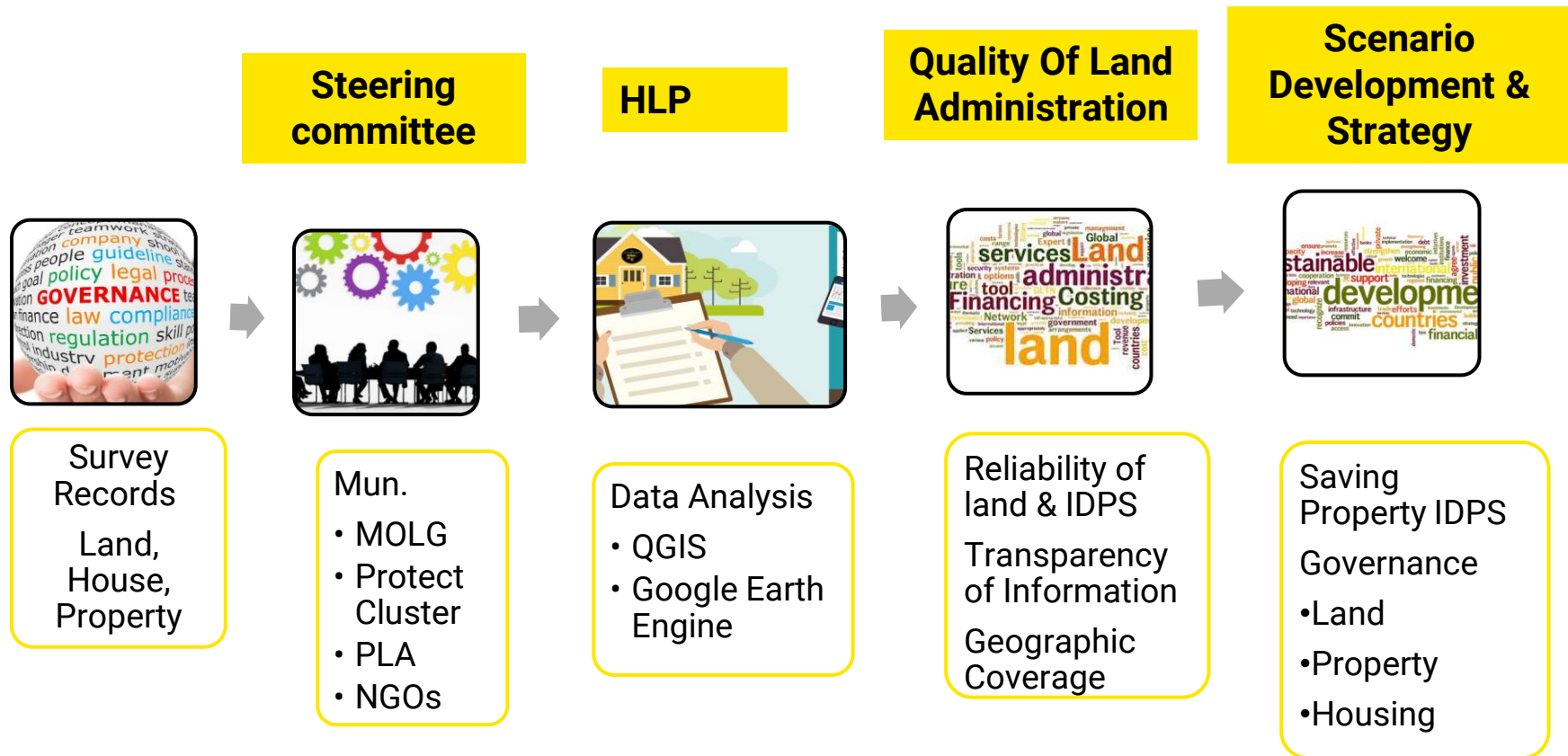
BUILD BACK BETTER

- HLP considerations to assist in reconstructions: land surveys, support with benefices with land registration, proper urban planning, legal support (ownership documents, building permits..).
- Challenges in land registration
 - Land ownership rights- registration in current owner name, full chain of ownership documentation.
- Land Survey
 - Challenge of exact boundaries of land parcels. Khan Younis has a land survey of 87% of the city only.
- Transitional Housing Solutions
 - Legal issues with land owners, no precise data of the displaced people

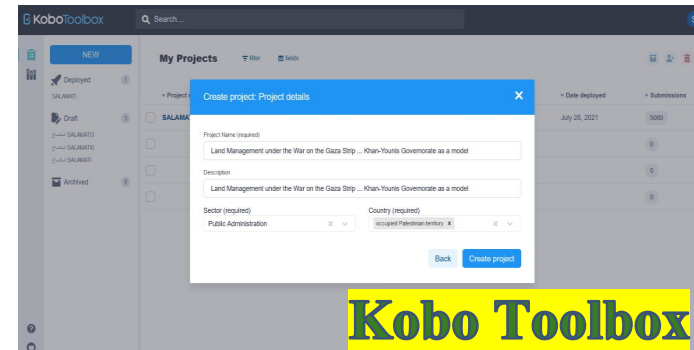
BUILD BACK BETTER

- Urban Planning
 - Over the past years, the municipality has approval on the master plan for the years -2020-2035.
- The municipalities and the Ministry of Local Government, focus on establishing mechanisms to resolve land disputes with other stakeholders, the building permits will be processed in effective way to ensure their reception of reconstruction grants.

Practical applications of tools for land, housing, and property assistance and their uses through interactive maps



Tools For House, Land and Property HLP



QGIS

KOBO TOOLBOX

- Kobo Toolbox can be a valuable tool in land management include:
- **Data Collection** for Land Management, Land Use, Create forms to record and use types at specific locations.
- **Land Tenure and Ownership:**
- Collect data on land ownership, lease agreements, and land rights claims.
- Document land disputes and conflicts.
- **Kobo Toolbox can be a valuable** tool for Offline Data Collection and allows data export in various formats integrating the data with QGIS and Google Earth Engine.
- Kobo Toolbox consider effective tool for collecting and managing geospatial data in land management.

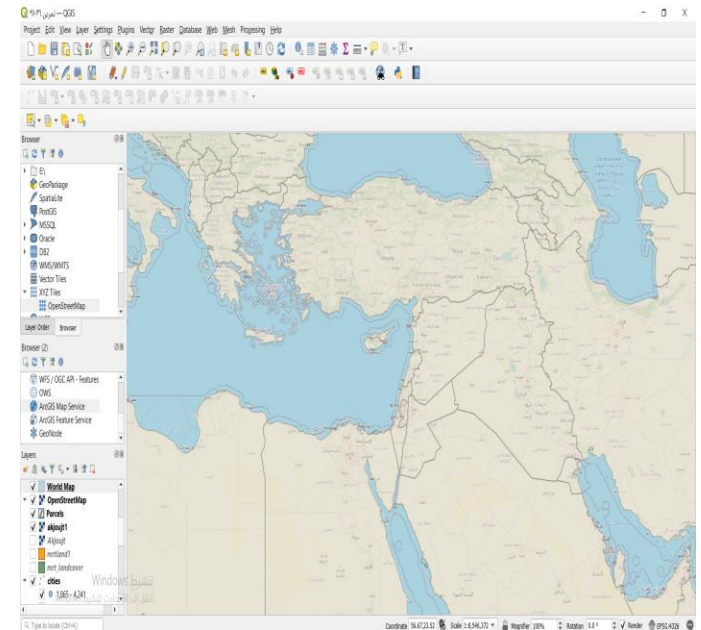
The screenshot shows the Kobo Toolbox interface. At the top, there is a search bar and a 'NEW' button. The main area is titled 'My Projects' and contains a list of projects. A modal window titled 'Create project: Project details' is open, showing the following fields:

- Project Name (required):** Land Management under the War on the Gaza Strip ... Khan-Youris Governorate as a model
- Description:** Land Management under the War on the Gaza Strip ... Khan-Youris Governorate as a model
- Sector (required):** Public Administration
- Country (required):** occupied Palestinian territory

At the bottom right of the modal, there are 'Back' and 'Create project' buttons.

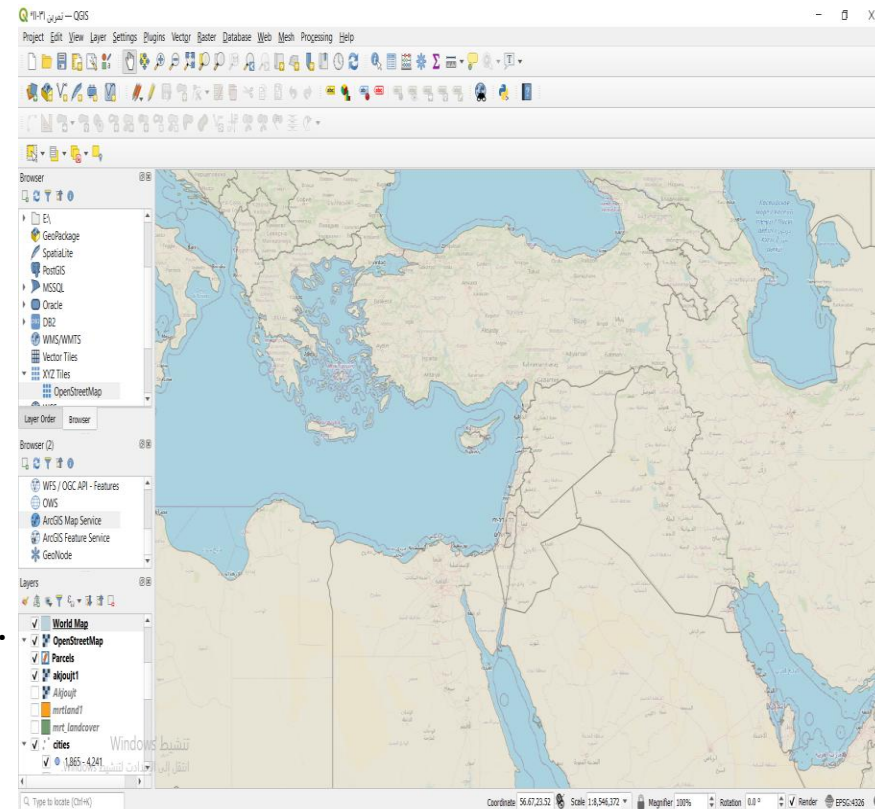
QGIS

- QGIS is a powerful open-source Geographic Information System (GIS) software that offers a wide range of capabilities for land management.
- Land Use Mapping and Analysis:
 - Monitor land use changes over time by analyzing imagery from different dates.
 - Classify land use types (International agency land, health facilities Land, urban, IDPs gathering, Random dumps of solid waste, Cesspit tanks, land for demolished rubble, Lands designated for cemeteries, Coastal strip lands, Agriculture land, Parks and gardens lands)
- Cadastral Mapping and Land Administration:
 - Parcel Mapping
 - Land Registration
 - Land Valuation.



QGIS

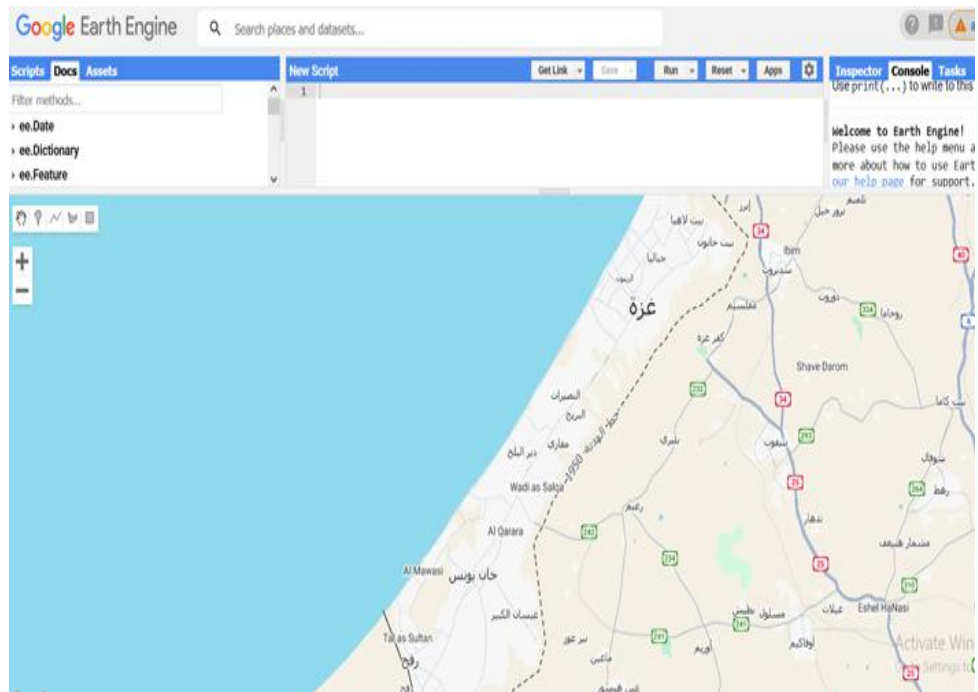
- Disaster Management:
- Risk Assessment: Assess the risk of war such as roads damage, boomed house, infrastructure damage .
- Emergency Response: Support emergency response efforts by providing maps for IDPs and data on affected areas.
- Data Management: Import, export, and manage various geospatial data formats (shape files, raster, databases).
- Spatial Analysis: Perform a wide range of spatial analysis operations, including buffering, overlay analysis, and network analysis.



Google Earth Engine (GEE)

Google Earth Engine (GEE) is a powerful platform that leverages cloud computing and a massive catalog of satellite imagery and geospatial datasets

- A free and open-source platform.
- Providing powerful capabilities for monitoring and analyzing land use and land use change.
- QGIS use GEE in data analysis depend on vast amounts of satellite imagery.



Conclusion

- To solve and finalize the land issued a comprehensive approach should be used, that across various sectors of intervention, the humanitarian, development and the disaster risk reduction, climate change adaptation.
- To use the community participation in each stage; early recovery, build back, the same methodology that was used in SDIPs, master plan, and other community plans.
- To ensure the inclusion of different stakeholders mainly the vulnerable groups like women (most of the Gazan' women considered as breadwinner in the last genocide), youth, children, people with disabilities, elderly people.

Conclusion

- To ensure that public spaces remains public and a free accessibility is assured for different stakeholders. (Public Assessment report of UN-Habitat in Khan Younis).
- To promote the importance of land ownership registration and the municipality role in facilitating the need documents with the Land Authority.
- To guarantee that land survey is secured by using e-archive system.
- Ensuring the provision of necessary equipment will significantly contribute to resolving the land management crisis after the war. A mobile surveying office can be established, equipped with surveying devices, a drone for surveying purposes, a server, computers, and GPS.

THANK YOU!

For more information visit:

www.khanyounis.mun.ps

www.abasan.ps

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