

## Land management in times of crisis

Responding to land and housing rights in the aftermath of the Beirut Blast



## المؤتمر العربي الثاني للأراضي

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## Responding to land and housing rights in the aftermath of the Beirut Blast

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# Land management in time of crisis

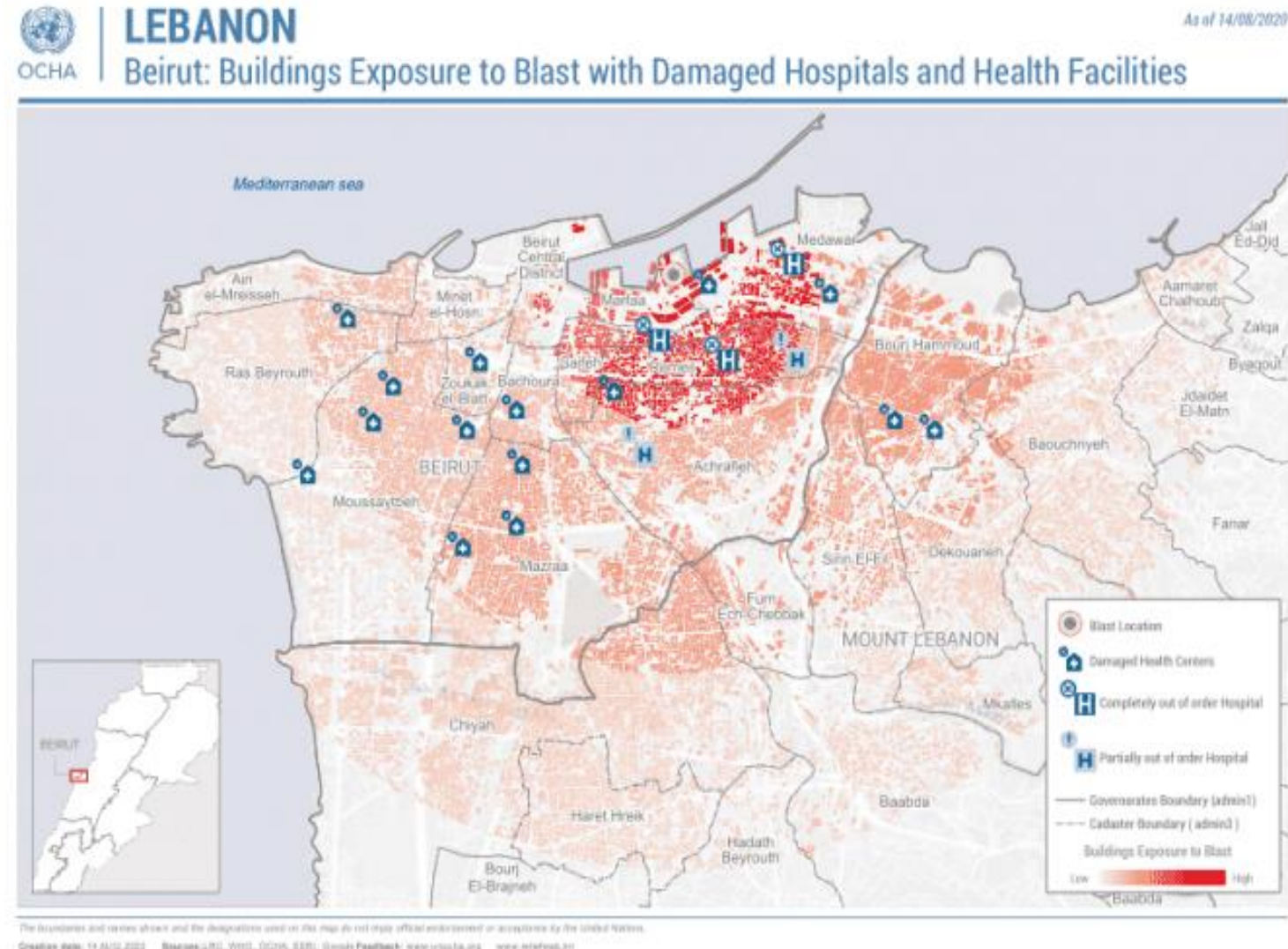
## Facts

- 200 people were killed due to the explosion, and more than 6,000 were injured.
- More than 300,000 people directly impacted.
- 60,000 households damaged.
- Thousands of homeless.



## Overview blast affected area

***Amongst the most affected areas are:*** Gemmayzeh, Karantina, Mar Mikhael, Jetaoui, Karm el Zeitouni and Marfaa (Port) area in addition to Arax Street and Maraachir Bourj Hammoud.





# UN-Habitat support following port explosion

- Cash for-rent, minor repairs.
- Building-level damage assessment in Beirut and Bourj Hammoud.
- Immediate deployment of technical expertise to municipalities of Beirut and Bourj Hammoud.
- Assessment of 150 schools.
- Rehabilitation of nat'l HIV & TB centre.
- Rubble to Mountains initiative.
- Advocacy, mainstreaming of HLP.
- Coordination of Shelter Sector response, co-leading w/ UNHCR & NRC, HLP Temporary Technical Committee.
- Upcoming rehabilitation of 10 multi-story residential heritage buildings in the targeted explosion-affected areas.

## UN-HABITAT RESPONSE TO THE BLAST



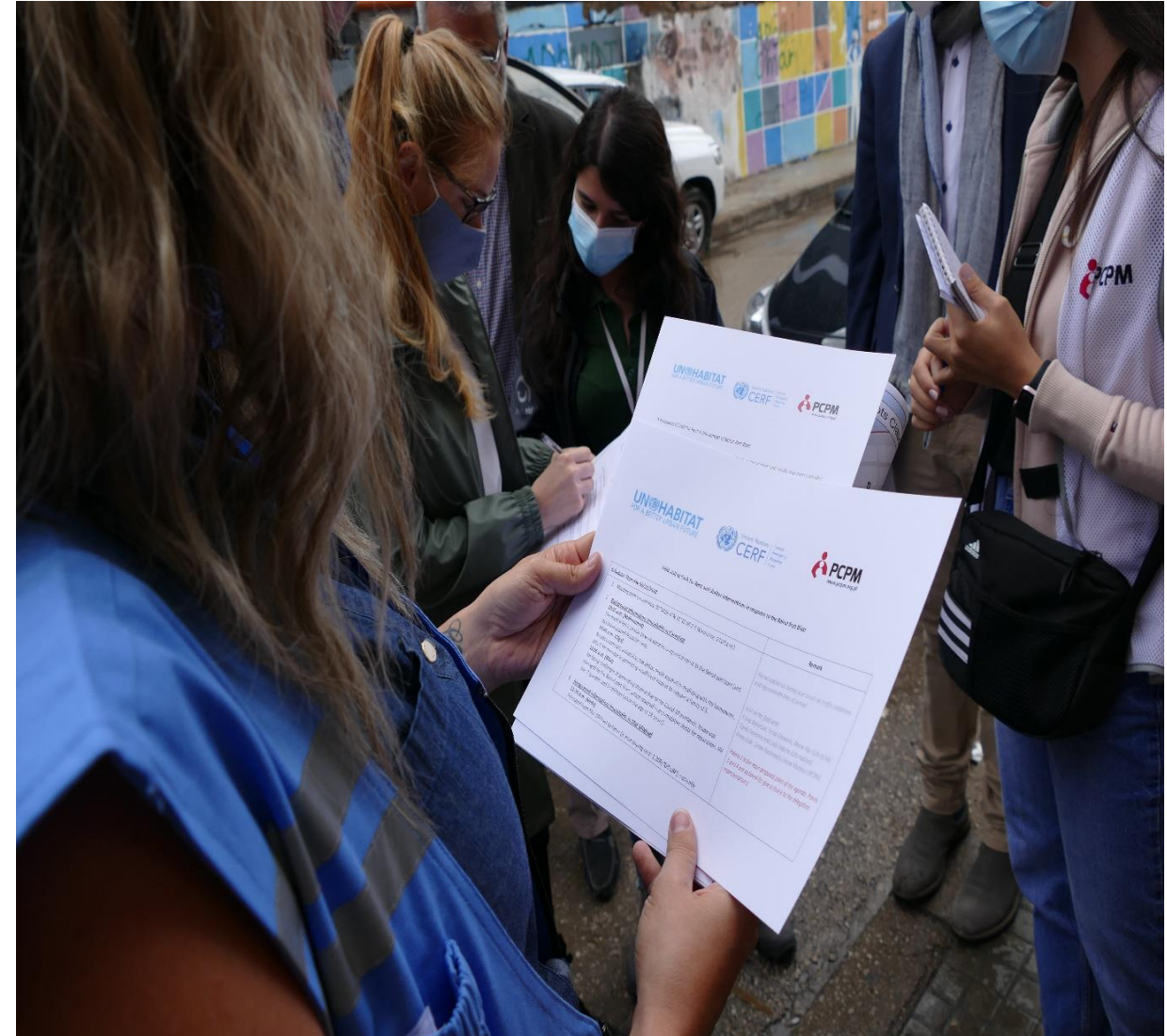


# HLP challenges in Lebanon

## Pre-existing challenges:

- Tenure disputes.
- Unresolved inheritance issues.
- Missing rights holders.
- Lack of tenure documentation.
- Many “old tenants/lease agreements prior to 1992.

Issues have been exacerbated after the blast.



# HLP challenges in Lebanon

## Post-blast challenges:

- Missing HLP documents.
- Threats of eviction.
- Refusal of owners to rehabilitate.
- Disputes between property owners and tenants.
- Lack of clarity by the affected households on governmental compensation.
- Lack of awareness among people affected on how to seek legal support.
- Lack of ability to seek judicial solutions.
- Pressure on property owners to sell.





## Damage assessments

- US\$ 1.9 – 2.3 billion in damage to the housing sector.
- Affecting an estimated 351,000 residents of Beirut.
- Of 171,887 housing units assessed, 8% were deemed completely destroyed, 15% partially damaged, and 28% minimally damaged.



### Blast-related legislation

- **Law 185/2020** relating to the prorogation of the suspension of legal, judicial and contractual deadlines.
- **Law 194/2020** on the protection and support to the reconstruction of the areas affected by the Beirut port blast.





### Recommendations

- Assess the HLP context prior to and during the shelter intervention and mainstream HLP in the shelter response.
- Include HLP considerations in assessments and analysis conducted by the different shelter actors to better inform programming.
- Closely coordinate with legal actors working group.



### Recommendations

- To raise awareness on the provisions of the relevant laws related to HLP.
- To promote compliance with the provisions of the new legislation.
- To ensure the adequate implementation of new legislation and the establishment of clear guidelines.
- Work closely with municipal authorities and civil society groups to identify the most vulnerable households.





### Recommendations

- To ensure that the distribution of assistance within the compensation scheme is based on the need and on vulnerability criteria and ensure the inclusion of vulnerable groups.
- To ensure alternative housing for the temporary displaced.
- To focus on localized solutions.
- To enhance integrated programming.



**THANK YOU FOR YOUR ATTENTION!**