

## Key Highlights

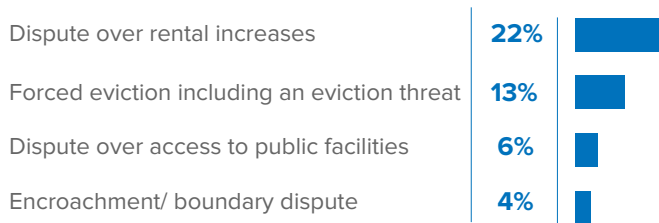
- Following the 2017 influx, the Bangladesh Government allocated land in two districts of Cox's Bazar, Teknaf and Ukhiya, for Rohingya refugee settlement. However, these settlements overlap with private land in Teknaf and forest land in Ukhiya, where host communities have established use rights under social forestry agreements. This overlap has created insecurity of tenure, resulting in disputes over housing, land, and property (HLP).
- The protection environment for Rohingya refugees in Cox's Bazar has become increasingly precarious, as evidenced by the significant rise in security incidents during 2023. According to the Protection Sector's Joint-Protection Monitoring Reports, there was a staggering 181% increase in security incidents from 652 in 2022 to 1,830 in 2023.
- In 2023, the Housing, Land, and Property (HLP) rights situation for Rohingya refugees in Cox's Bazar was challenging. Refugees have been living on land owned by both private individuals and the state and have been paying rent, putting financial strain on them. The absence of written lease agreements undermines security of tenure, making refugees vulnerable to eviction and related abuses.
- Evictions were a prominent issue, affecting 19% of the total cases, highlighting the unstable living conditions. Female-headed households, representing 43% of the cases, reveal the substantial HLP needs and challenges faced by women and girls. Various HLP issues were reported, including disputes over rent, threats of eviction, and conflicts over shelter transactions and access to public facilities.
- Despite the high rate of evictions, there were notable efforts to prevent them, with 490 cases where eviction was either prevented or the notice period extended<sup>1</sup>. The persistent threat of eviction and the lack of secure tenure significantly increase the vulnerabilities of Rohingya refugees, exposing them to exploitation and impeding their access to crucial services and support. These findings underscore the urgent need for comprehensive interventions to improve legal protections, security of tenure, and access to essential services for Rohingya refugees in Cox's Bazar.

## What is HLP?

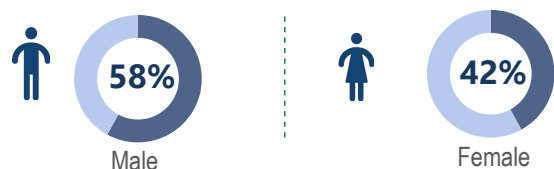
Housing, Land, and Property (HLP) rights encompass a spectrum of entitlements pertaining to the ownership, utilization, transfer, and habitation of land and any fixed assets. The accessibility of these rights is paramount for all individuals, with a special emphasis on refugees, ensuring their well-being and security. Without access to HLP rights, refugees are left susceptible to a myriad of protection risks, encompassing both physical and psychological adversities, including forced evictions, arbitrary rent increase and disruption of their access to services. Moreover, the resolution of HLP issues within the refugee and displacement framework serves as a fundamental prerequisite for the effective delivery of various humanitarian services, including Shelter, WASH and CCCM.

<b>Total HHs faced HLP issues:</b>	<b>HHs faced Eviction/threat of Eviction:</b>
<b>4,434</b>	<b>825</b>

### Top Four HLP Issues Reported in 2023:



### Gender of Head of HHs faced HLP issues:



### Population groups of HHs faced HLP issues:



### Gender of Head of HHs faced eviction/threat of eviction:



**HLP issues:** During 2023, a total of 4,434 HLP cases\* were registered across various Rohingya refugee camps and some Host Community areas. 42% of these cases were registered by the female headed HHs, indicating that nearly half of the households facing HLP challenges are female-headed who are more vulnerable to the protection risks arising from HLP challenges. This number reflects the significant need for assistance among households to access and exercise their HLP rights.

**Evictions and threats of eviction:** There were 825 cases (19% of all registered HLP cases) related to eviction. These cases reflect the severe instability faced by refugees, where households either faced eviction or received threats of eviction. The causes of eviction varied and included delays in paying house rent, landowners reclaiming land for construction purposes, and conflicts between refugees and the host community. There were also instances of some house community members claiming ownership of which is meant to be public.

\* Each case represents one household.



**Top ten Camps with registered HLP Cases:**

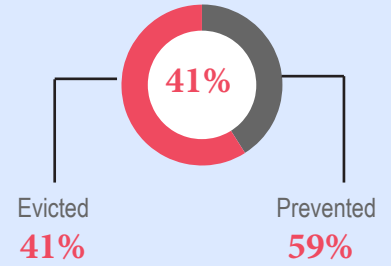
Camps	Female	Male	Total
Camp 26	578	605	1183
Camp 8E	159	322	481
Camp 24	249	228	477
Camp 9	165	279	444
Camp 25	140	269	409
Camp 22	66	242	308
Camp 10	88	99	187
Camp 15	68	100	168
Camp 11	42	86	128
Camp 17	50	39	89

**Top Ten Camps for Eviction and Threat of Eviction Cases:**

Camps	Female	Male	Total
Camp 26	183	186	369
Camp 25	102	238	340
Camp 24	29	12	41
Camp 22	13	14	27
Camp 8E	14	4	18
Camp 21	5	3	8
Camp 15	1	6	7
Camp 19	0	6	6
Camp 1E	2	0	2
Camp 4	0	2	2

In 2023, the distribution of HLP cases across the camps in Cox's Bazar revealed significant variations, with some camps showing particularly high numbers of cases. Camp 26 recorded the highest number of HLP cases, with a total of 1,183 cases. In addition to HLP issues, certain camps also experienced particularly high rates of eviction and threats of eviction among Rohingya refugees. Camp 26 reported the highest number of eviction cases, with 369 households facing eviction or threats of eviction. This was followed by Camp 25, with 340 eviction cases. Camp 24 also had a significant number of eviction cases, totaling 41.

**Proportion of HHs Facing Eviction versus Prevention:<sup>3</sup>**



**1:** Prevention refers to cases where eviction was averted through intervention, such as mediation, legal assistance, or the extension of the notice period, allowing the household to remain in their current residence until they find suitable place to move.

*Data was collected by the Norwegian Refugee Council in Bangladesh.*



A landowner who wants to extend his house gave an eviction notice to two refugee families, asking them to vacate the land within two months. These families, comprising a total of 10 individuals, were reluctant to relocate due to the shortage of suitable land and their familiarity with the current location. In response, the Information, Counselling and Legal Assistance (ICLA) team negotiated with the landowner, who agreed to provide the families with alternative land within the same boundary. ICLA team coordinated with SMS, SD, and Shelter actors to ensure necessary assistance during the relocation.