



Key Highlights

- Following the 2017 influx, the Bangladesh Government allocated land in two districts of Cox's Bazar, Teknaf and Ukhiya, for the 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).
- From January to December 2024, **6,791** HLP cases were recorded, representing a **53%** increase compared to 2023. Issues related to eviction or threats of eviction rose by **7%** with a total of **879** recorded cases, and remain the most serious HLP concern.
- According to an assessment conducted by NRC in June, **50%** of surveyed participants were currently paying rent. This includes **41%** of individuals in the Ukhiya camps and **65%** in the Teknaf camps. Notably, **96%** of those collecting rent were from the host communities. Among them, **65%** claimed to own the land, while **31%** are from neighbouring communities asserted use rights.
- Increase in HLP cases can be attributed to several factors, which include: pressure from new arrivals seeking shelter, increase in the number of groups claiming ownership over the land, socio-economic underlying factors linked to shelter repairs and allocation of available land and generalized feelings from host communities of having to accommodate refugees.
- Political developments during 2024 linked to the resignation of former Prime Minister, intensified HLP issues in the camps. There was a marked increase in land claims, threats of eviction, and demands for rent. In various camps, local interest groups were asserting ownership over the land currently used by refugees, NGOs and UN agencies pressuring them to vacate. Additionally, some members of the host communities were demanding rent from refugees for land that had previously been used without charge, claiming they needed to make an income of their land now that they couldn't use it for farming as it was allocated to the refugees by the previous government.



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.

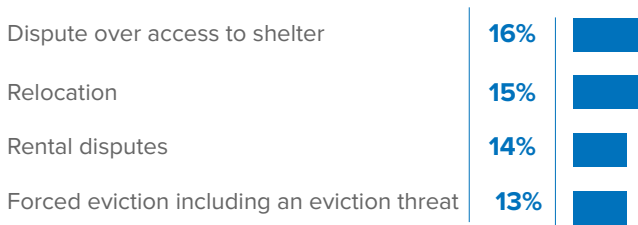
Total HLP issues recorded:

6,791

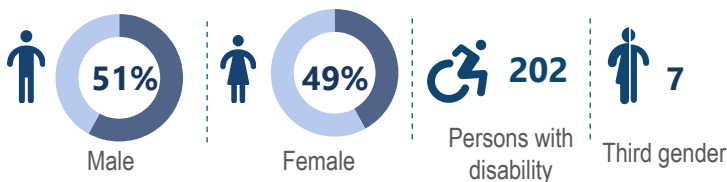
Total Eviction related cases:

879

Top Four HLP Issues Reported:



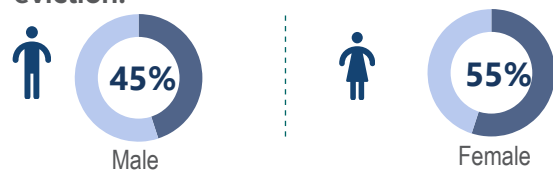
Gender of Heads of Households(HHs) that faced HLP issues:



Population groups of HHs that faced HLP issues:



Gender of Heads of HHs faced eviction/threat of eviction:



HLP issues*: In 2024, a total of 3,323 HLP cases were registered by female clients, accounting for 49% of the total cases. This represents a 15% increase compared to 2023, where 2,885 cases were reported by women.

One of the most reported issues among refugee women was disputes related to shelter or pathways, with 441 cases recorded. This was followed by forced evictions, including threats of evictions, which affected 431 female refugees. Disputes related to arbitrary rental increases were reported by 415 female refugees. These figures highlight the significant challenges faced by women, particularly in the Rohingya camps, where cultural, economic, and security vulnerabilities further exacerbate their situation.

Evictions and threats of eviction: In 2024, a total of 879 cases of forced evictions and threats of eviction were reported across the camps. Among these, 421 cases were classified as actual evictions, representing approximately 48% of the total caseload. The remaining 458 cases (52%) involved threats of eviction. This figure is likely underreported due to limitation of partners working on HLP issues impacting the tracking and reporting exercises. Of the total eviction related cases, 483 cases (55%) involved women, while 396 cases (45%) corresponded to men. Female headed households and refugee women are engaging in processes of claiming rights over their shelters. Camps 24 and 25 reported the highest numbers, with 195 cases (25%) and 200 cases (26%), respectively. Camp 27 followed with 119 cases (15%), while Camp 26 reported 97 cases (12%).

* While each case corresponds to one household, occasional duplications of households may occur.



Top ten Camps with registered HLP Cases:

Camps	Female	Male	Total
Camp 26	250	265	515
Camp 24	307	165	472
Camp 21	176	193	369
Camp 9	164	200	364
Camp 27	171	180	351
Camp 22	125	184	309
Camp 25	146	161	307
Camp 8E	127	177	304
Camp 11	123	162	285
Camp 15	130	141	271

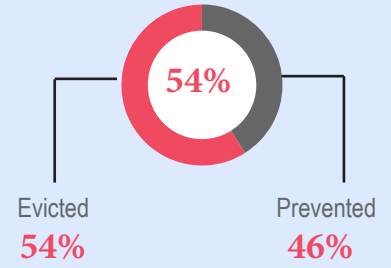
Top Ten Camps for Eviction and Threat of Eviction Cases:

Camps	Female	Male	Total
Camp 25	101	99	200
Camp 24	132	63	195
Camp 27	59	60	119
Camp 26	57	40	97
Camp 5	8	20	28
Camp 4	14	12	26
Camp 8E	14	10	24
Camp 16	8	8	16
Camp 1E	10	4	14
Camp 17	0	10	10

In addition to the fact that the caseload is higher this year compared to 2023, the distribution of incidents across camps has also shifted significantly. Camp 26, for example, continues to report the highest number of HLP cases both in 2023 and 2024, while showing a decline from 1,183 cases in 2023 to 515 in 2024. On the other hand, the decrease in HLP cases in Camp 26 can be partly explained by the facilitation of informal lease agreements, which helped reduce eviction threats in this camp. Additionally, security concerns and restricted access in certain blocks (Block G-3,G-4,H-6,7,I-8,I-9,I-10) have led to underreporting cases, meaning that some HLP issues may go unnoticed. Camps 24, 21, and 27 recorded increases in registered HLP cases, with a total of 472, 369, and 351 cases, respectively, this is due to the recent influx of new arrivals, which has led to an increase in eviction and rental disputes. Since much of the land in these camps is privately owned, landowners have raised rents, contributing to the growing number of conflicts.

Eviction and threat of eviction cases show notable variations between 2023 and 2024. Camp 25 now reports the highest number of eviction cases at 200, closely followed by Camp 24 with 195 cases. In contrast, Camp 26, which reported the highest number of eviction cases in 2023 (369), has seen a significant reduction to 97 cases in 2024. Gender disparities remain pronounced in both HLP and eviction cases, with female-headed households continuing to report on evictions. For instance, Camp 24 reported a sharp increase in female-headed eviction cases, rising from 29 in 2023 to 132 in 2024.

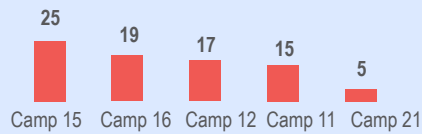
Proportion of HHs Facing Eviction versus Prevention:¹



HLP cases involving humanitarian organizations

A total of 81 HLP cases have been filed involving disputes with humanitarian organizations, primarily over rent claims against entities such as UN agencies, international NGOs, and national NGOs

The cases have been registered against 24 organizations in 5 camps (some organizations have got more than one HLP issue)



Data was collected by the Norwegian Refugee Council in Bangladesh.



In Camp 12, Sub-block G17, a refugee's shelter was at risk of a landslide, prompting the need to stabilize the surrounding area to prevent further damage. As a preventive response, a side wall was constructed. However, during the construction, a local community member claimed ownership of the land and demanded payment for the work being done. The NRC HLP team intervened, conducting a joint investigation to resolve the situation. They visited the host community member, who was unable to provide any documentation to support his ownership claim. After several rounds of negotiation, the community member agreed to withdraw the demand for payment. With the matter resolved, the side wall was successfully completed, ensuring the refugee's shelter was protected from future landslides.

¹Prevention 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.