



Improving Access to Housing, Land and Property (HLP) Rights among Rohingya Refugees in Bangladesh

1. Background

Access to HLP rights is one of the main challenges faced by the Rohingya Refugees in Bangladesh. Lack of security of tenure resulted from unclarity in land ownership and multiple claims on the land where the camps located is a big issue leading in many of the Rohingya Refugees having to pay rent and continuously face evictions threat. In addition, arbitrary increase in house rent and arbitrary relocation put them in a difficult situation. All this leads to disputes between the Rohingya Refugees and the Host Community producing protection risks and affecting co-existence. Finally, the existing HLP challenges in the camps can affect the overall humanitarian response, in particular Shelter and WASH services.

2. Objective

The overall **objective** of the HLP intervention is **to ensure Rohingya Refugees' access to HLP rights through establishing an effective and comprehensive coordinated response among all stakeholders, including I/NGOs, UN agencies, and the local authorities in Bangladesh.**

3. Response modality

To achieve this objective a multi-dimensional response is required, addressing the root causes of the HLP issues. Therefore, the response, for instance, will consider awareness raising of and legal assistance support to the right-holders (Rohingya Refugees) and capacity building of and advocacy with the duty-bearers (local authorities) as well as other stakeholders supported by research and assessment. Also, constant coordination with relevant actors and stakeholders. Below are the pillars on which the response will be built:

Pillar 1: Capacity building of HLP actors and stakeholders.

The capacity building intervention is aimed at increasing the capacity of HLP actors and all stakeholders, including Bangladesh Forest Department, Land Management Authority and RRRC staff to effectively respond to the HLP issues faced by the Rohingya Refugees. Lack of knowledge on HLP and some behavioral issues is among the challenges affecting the duty-bearers ability to address HLP needs of the refugees, hence capacity building is required.

For the time being, the capacity building will be done only through trainings and there would be two types of trainings, as follows:

- **General HLP training targeting all protection partners and government stakeholders.** This will be a two-day training focusing on HLP rights as per the national and International legal framework, HLP challenges in Bangladesh (Cox's Bazar and Bhasan Char in focus), forced evictions, protection risks associated with forced evictions, etc.
- **HLP case management training and HLP referral targeting** the protection partners doing HLP case management (such as NRC) and those involved in HLP issues but not doing case management, including Shelter and WASH, and Education partners. This training will help



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harmonize HLP case management and will establish a proper referral pathway to ensure that refugees in all camps are supported with HLP services.

Pillar 2: Advocacy with the Government and other stakeholders and conducting research/assessments.

Given the complicated situation of HLP in Bangladesh, an appropriate HLP response is not feasible without a proper advocacy on different HLP aspects. The following could be some of the advocacy priorities:

- Advocate for the government (Land Management Authority and the Forest Department) to define the camp boundaries (mapping of camp land). This will address the challenges of cash for access, baseless claims to land by host community, forced evictions/secondary displacement and possibly self-relocation within the camps and support strategy development for the support of those outside the boundaries. It could be a good start for 'alternative to rent' effort.
- Advocate for a regulatory framework for camp land administration (with the local authorities and UN and Humanitarian agencies). that will facilitate easy access to land for the Rohingyas and humanitarian actors in the camps,
- Conducting research and assessment on HLP issues as per the needs.

Pillar 3: Monitoring of HLP issues in the camps

Continuous monitoring of HLP issues in the camps is essential to enable HLP actors proactively respond to the HLP needs of refugees. To this end an active eviction monitoring platform needs to be established involving different partners/sectors, especially, Shelter and CCCM, WASH, Education, and Health Sectors. The HLP/eviction monitoring exercise will help HLP actors identify eviction threats, HLP disputes, relocations, rental issues, etc. and respond accordingly. The protection actors not doing HLP case management can refer HLP cases based on the finding of the monitoring exercise further to those doing case management, including NRC.

The monitoring exercise can take place through HH interviews and KIIs in all camps with proper targeting and sampling.

Pillar 4: Provision of actual support to target groups on HLP

This support will include different interventions, such as:

- Awareness raising of the Rohingya Refugees on their HLP rights, the procedure and importance of lease agreement when renting houses and their rights as tenant, forced eviction, etc.
- Provision of counselling and legal assistance to Rohingya Refugees to solve HLP disputes and access adequate housing.
- Provide cash for rent support to those at risk of eviction due to delay in payment of their house rent.
- Land suitability assessment in case there is a relocation taking place.
- HLP due diligence



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Pillar 5: Coordination (externally and internally).

Response to the HLP issues needs to be coordinated with different stakeholders. At the internal layer, close coordination needs to take place with all Protection partners, SCCCCM Sector, WASH Sector, ISCG and ROCT and relevant UN agencies, and the NGO Platform. At the external layer, Land Management Authority, Bangladesh Forest Department and RRRC would be the main stakeholders to coordinate with.

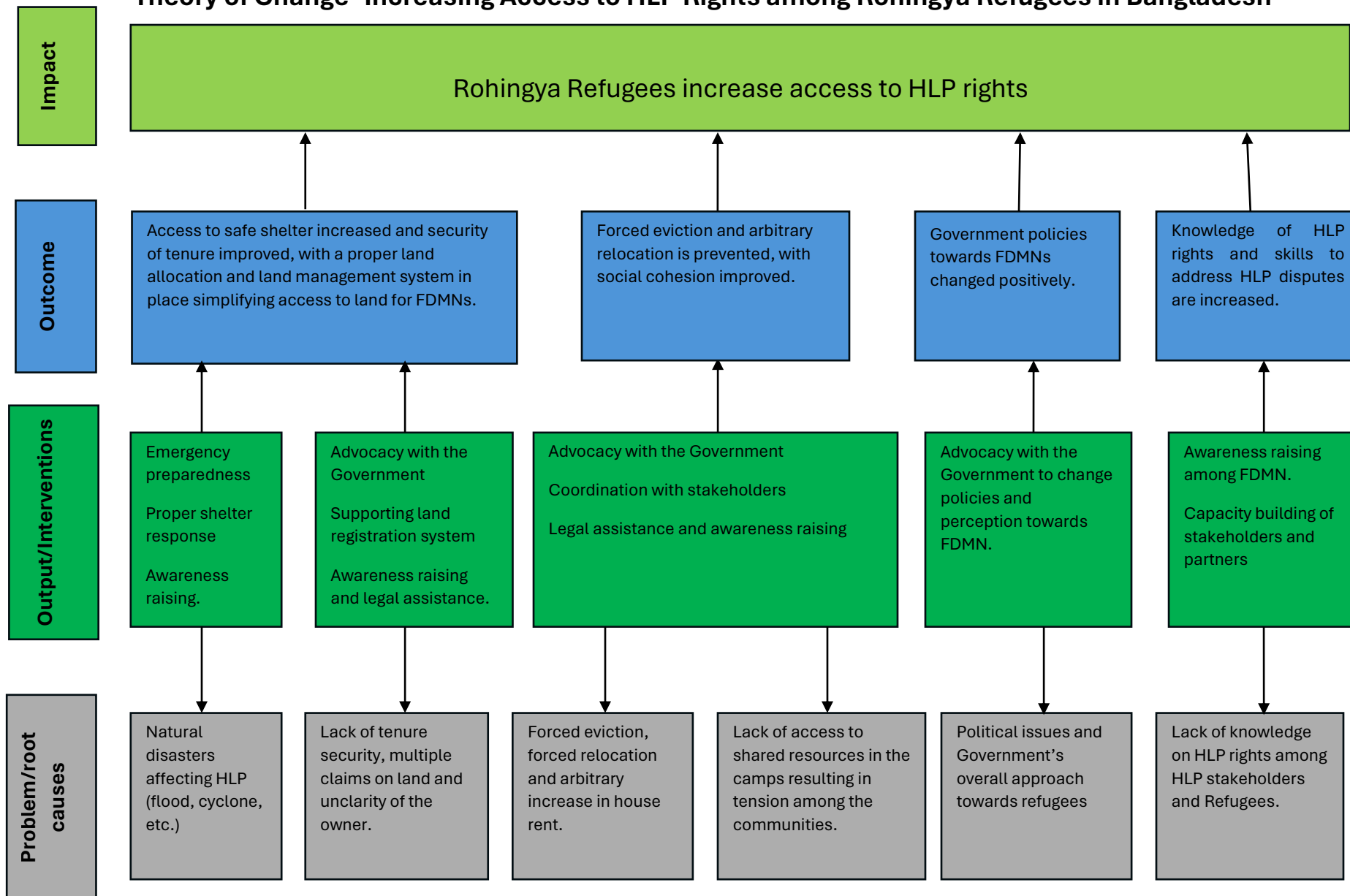
Coordination will take place in the form of regular or ad hoc meetings, sharing information and reports, consultation and join planning.



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Theory of Change- Increasing Access to HLP Rights among Rohingya Refugees in Bangladesh



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