



BANGLADESH: In Camp 7, a dispute over a shelter extension prompts two refugee men to seek help. The NRC HLP team visits the site, engages both parties in dialogue, and helps them reach a compromise, rebuilding a relationship that had once been strong.

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SUMMARY OF TOTAL INDIVIDUALS ASSISTED (JANUARY - JUNE 2025)

2,809

Individuals

Total individuals reached by HLP partners.

1,313

Women

47% were women and **53%** men, with no third gender reported.

2,168

Cases resolved/closed

Out of the 2,809 total individuals reported, **77%** of cases have been resolved or closed to date.

Context

Following the 2017 influx, the Government of Bangladesh allocated land in Teknaf and Ukhiya sub-districts of Cox's Bazar for Rohingya refugee settlements. However, these sites overlap with private land in Teknaf and forest land in Ukhiya, where host community members have established use rights under social forestry agreements. This overlap has contributed to tenure insecurity and triggered disputes over housing, land, and property (HLP).

Between January and June 2025, a total of 2,809 HLP* cases were recorded across the Rohingya camps, an average of 16 incidents per day. This figure is consistent with the same period covered in 2024 and underscores that HLP challenges remain widespread and unresolved despite ongoing interventions. These cases span rental disputes, eviction threats, land and shelter claims, relocation, and restricted access to basic services such as pathways, latrines, and water points.

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



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.

Key Highlights

Challenges for New Arrivals

While access to HLP rights remains a challenge for Rohingya refugees in Bangladesh, the situation has disproportionately impacted newly arrived refugees. As of 31 August 2025, UNHCR had biometrically documented **128,842** new arrivals in Cox's Bazar. Due to administrative constraints, these individuals have not been allocated shelters. As a result, they are relying on relatives, informally renting land or shelters, or purchasing shelters by means of unregulated arrangements with third parties who claiming ownership over them. These situation is compounded by Bangladesh's complex land management system—particularly the granting of “use rights” on social forestry land—which undermines tenure security, especially in Ukhiya where land claims and rent demands by host community members are common.

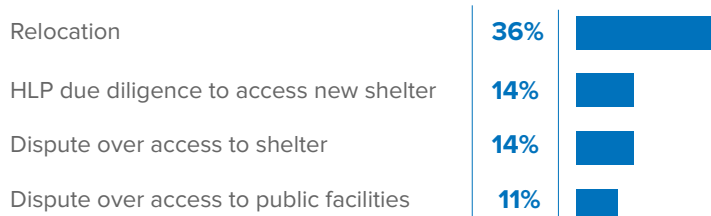
Decline in Eviction Cases

The total of eviction incidents has declined compared to 2024 with only **137** eviction-related cases reported and accounting for **5%** of the total HLP caseload. This notable reduction is attributed to enhanced HLP interventions, including broader use of written rental agreements between refugees and host community members, improved awareness of housing rights, and the establishment of eviction response mechanisms supported by Camp-in-Charges (CiCs). These efforts have contributed to stronger dispute prevention, improved documentation, and more timely interventions in eviction cases.

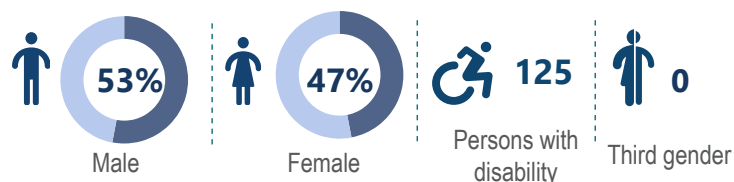
Selling of Shelters

Shelter transactions continued to be reported. Since mid-2024, the new arrival of refugees has led to a marked increase in shelter sales, primarily targeting newcomers. In several camps, both host community members and refugees have engaged in the sale of shelters, often through informal or unregulated arrangements. Prices range from BDT **10,000 to 100,000** per unit, depending on the location and structure. These transactions have contributed to secondary evictions, as some individuals claim ownership over the land or have forcibly reclaimed and sold the occupied shelters. Cases of refugees being forcibly displaced from their shelter by third parties to make space for newly arrived Rohingyas and charge more money were also reported.

Top HLP Issues Reported:



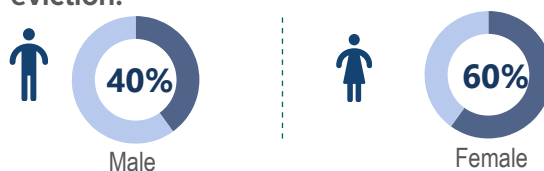
Gender of Heads of Households(HHs) that faced HLP issues:



Population groups of HHs that faced HLP issues:



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



The most reported HLP issues from January to June 2025 were related to relocation, shelter disputes, and access-related conflicts across Rohingya camps and host communities in Ukhiya and Teknaf, including Hnilla, Palongkhali, and Whykong. Relocation was the most frequently reported concern, with 1,011 cases recorded. The underlying reasons included rising rent costs imposed by landlords, threats or intimidation from organized groups, security-driven community tensions in specific camp blocks (e.g., Camp 24: A5, A6, C9, D1, D2; Camp 26: I, G, H, A-1), and limited shelter availability.

A total of 395 cases linked to shelter disputes were recorded, with 383 cases involving disputes over access to shelters or pathways. Access to public facilities accounted for 309 cases, with 158 cases linked to encroachment or boundary disputes. These figures reflect ongoing pressures on land and infrastructure in densely populated areas with limited space and services.

A total of 1,313 cases involving female headed households were recorded, representing 47% of all cases, almost the same distribution as in 2024 (49%). However, women often face compounded vulnerabilities due to limited decision-making power over housing, fewer economic resources, and increased exposure to gender-based violence. Eviction cases shifted from 55% female-headed households last year to 40% in 2025, with male-headed households rising to 60%. The decrease is partly linked to HLP partners prioritizing women and persons with specific needs, as well as mediation with landowners that drew on community values and customary respect for women to prevent forced evictions.

Camps with the highest number of registered HLP cases:

Camps	Female	Male	Total
Camp 10	72	136	208
Camp 19	67	102	169
Camp 15	70	88	158
Camp 1W	69	74	143
Camp 1E	47	93	140
Camp 21	67	63	130
Camp 3	65	60	125
Camp 7	50	75	125
Camp 12	53	60	113
Camp 17	46	61	107

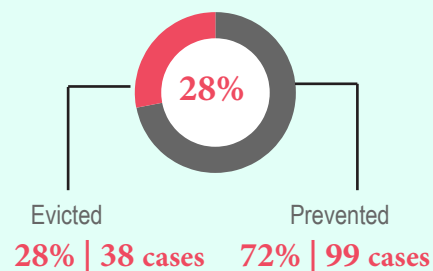
Camps with the highest number of eviction and threats of eviction cases

Camps	Female	Male	Total
Camp 24	15	20	35
Camp 16	9	13	22
Camp 26	7	7	14
Camp 27	2	10	12
Camp 11	6	5	11
Camp 1E	5	5	10
Camp 12	4	4	8
Camp 25	3	5	8
Camp 9	0	7	7
Camp 21	1	3	4

As of June 2025, Camp 10 recorded the highest number of registered HLP cases (208), despite not being among the top reported camps in 2024. This significant rise is primarily due to relocations prompted by environmental hazards such as landslides, coupled with security-related shifts within the camp and between sites. According to the [Daily Incidents Dashboard from the Shelter and CCCM Sector](#), incidents in Camp 10 nearly doubled when comparing January–June 2024 (38 incidents, including 2 landslides) to January–June 2025 (71 incidents, including 25 landslides). In addition, Camp 19 also saw a notable increase in reported HLP incidents (169), driven by disputes over shelter extensions and shared resources following recent new arrivals.

While Camps 24 and 26 both registered a high number of HLP and eviction cases last year, both had fewer cases reported in the first half of 2025, with an estimated 45% decrease. This decline is largely attributed to strengthened coordination with landowners and community leaders, along with consistent stakeholder engagement, which played a key role in reducing eviction risks. In Camp 26, enhanced tenure security through the formalization of land use arrangements, supported by HLP partners, also contributed to fewer disputes. These improvements were further reinforced by administrative measures introduced by the CiC, including restrictions on relocations into the camp, which eased rental pressure and helped stabilize tenancy arrangements.

Proportion of HHs Facing Eviction versus Prevention:¹



HLP cases involving humanitarian organizations

A total of nine HLP-related cases have been filed involving disputes with humanitarian organizations, mainly rent claims by host community members against international and national NGOs. In 2024, such claims increased during periods of political unrest in Bangladesh, but the trend has declined in 2025. In some camps, such as Camps 11 and 16, Camp-in-Charge officials (CiCs) are proactively discouraging these claims unless supported by legal documentation. Not all cases were referred to HLP partners; several were resolved internally by the concerned organizations.



BANGLADESH: NRC's HLP team in Camp 26 supported 250 families living on private land by facilitating community consultation, conducting due diligence and securing informal lease agreement. This enabled UNHCR to implement improved shelter construction under the MFT project.

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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.



Case Story: Preventing Forced Eviction for 13 Rohingya Families in Camp 25

In April 2025, the NRC HLP team received an urgent referral regarding 13 Rohingya refugee families in Camp 25, who were facing imminent eviction from privately rented land. These families, comprising 35 individuals, had lived on the land since September 2017 under a verbal rental agreement with a local landowner, paying BDT 500 per month. The land was sold in late 2024, and the new owner issued a verbal five-day eviction notice without formal legal process, creating an immediate risk of forced displacement. Due to the short notice, it was not possible to remove facilities established by humanitarian organizations, which disrupted services such as latrines, water points, and other essential infrastructure.

Following an urgent referral, the NRC HLP team conducted a rapid risk assessment, classified the case as medium risk, and obtained informed consent from household heads. A structured case management plan focused on preventing forced eviction, safeguarding access to essential services, and exploring safe relocation options was undertaken. Using a collaborative dispute resolution approach, the team mediated with the landowner, who agreed to a one-month extension. Group legal counselling informed families of their HLP rights and outlined relocation steps. Group legal counselling refers to the provision of legal information or advice to a group of individuals simultaneously, where all participants face the same

or similar legal issue. Through inter-agency coordination with Shelter and Camp Coordination Camp Management (SCCCM), Protection, and WASH partners, a suitable relocation site within the same block was identified. Due diligence confirmed secure ownership and safety, and negotiations secured the same rental rate (BDT 500/month) with a written lease.

All 13 families relocated safely within the agreed timeframe. Shelter and WASH partners ensured uninterrupted services, and formal agreements provided legal protection and stability. The intervention prevented unlawful eviction, reduced the risk of homelessness, and safeguarded the dignity and rights of the families.



BANGLADESH: Elderly refugee woman retains shelter after mediation with host community. In Camp 21, a 72-year-old refugee woman, living alone, faces eviction threats from a host community member demanding rent. The NRC ICLA team provides counselling and facilitates dialogue. With no ownership documentation presented, the dispute is resolved, and the woman is allowed to remain in her shelter.

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More details about HLPWG activities and updates can be found on the Rohingya Response website: <https://rohingyaresponse.org/hlpwg>