

Pakistan Early Recovery Framework 2012

Appealing Agency	UNITED NATIONS HUMAN SETTLEMENTS PROGRAMME (UN-HABITAT) (UN-HABITAT)
Project Title	Solutions for land related issues and capacity building of revenue department in the four least served flood affected districts of Sindh
Project Code	PAK-12/P-HR-RL/47682
Sector/Cluster	PROTECTION
Objectives	<ul style="list-style-type: none"> To help flood affected families who are returning to the places of their origin with technical and legal assistance related to land issues. To provide support to the extremely vulnerable families with regards to security of tenure and equal access to inheritance. To assist Board of Revenue of Sindh in retrieval / maintenance of land records in the target areas as well as devising a policy for protection of land occupancy for tenants in close coordination and advice of concerned departments of provincial government. <p>Parallel proposals for Shelter, WASH, Protection and Community Infrastructure support are submitted in other relevant Clusters to ensure sustained and integrated early recovery of the assisted families in this proposal.</p>
Beneficiaries	<p>Total: 105,000 individual</p> <p>Children: 67,000</p> <p>Women: 13,400</p> <p>Other group: 24,600 extremely vulnerable women and children and men</p>
Implementing Partners	Self implementation
Project Duration	Nov 2011 - Jun 2012
Current Funds Requested	\$883,032.00
Location	Sindh
Priority	HIGH
Gender Marker Code	2a - The project is designed to contribute significantly to gender equality
Enhanced Geographical Fields	<p>Sindh - Mirpur Khas - Mirpur Khas</p> <p>Sindh - Sanghar - Khipro</p> <p>Sindh - Tando Allah Yar - Tando Allah Yar</p> <p>Sindh - Umerkot - Pithoro</p>

Needs

UN-HABITAT has recently completed detailed assessment and carried out identification of beneficiaries for the proposed four districts (Tando Allah Yar, Mirpurkhas, Sanghar and Umerkot) while its relief response is ongoing in other flood affected districts like Tando Muhammad Khan etc. The recent flood has resulted in loss of land by the change in inundation, erosion and disappearance of land marks. Numerous land issues have risen due to loss of records resulting in conflicts between landowners and tenants, within families among relatives, as well as government and occupants. As soon as water is receding and affectees are returning to the places of their origin, people are facing difficulties in finding, reoccupying and retaining the pieces of land occupied before floods.

The working group on Land and Property Rights (HLP) which is chaired by UN-HABITAT under the Protection Cluster and Protection Sub-Thematic Working Group in Early Recovery has already identified major issues pertaining to land faced by the flood affected population. To address these issues, this intervention intends to facilitate returning men and women affectees through solution of the land issues, legal security of tenure and equal access to inherited land to be ensured with the help of grievance redress mechanism established for assisting the complainants by providing advisory services to the aggrieved vulnerable families especially women headed households, widows, tenants, orphans, disabled, elderly without care and minorities. The conclusion of this intervention rests with the assisting provincial government and legal entities in ensuring speedy justice for cases pertaining to land for reducing burden of civil suits by addressing grievances and building capacity of concerned revenue offices at Tehsil, District and Province level. The support to the beneficiaries will also include legal support in the form of genuine civil suits for protecting the right of occupancy in case of high intensity issues.

UN-HABITAT has extensive network of field offices at Thatta, Jamshoro, Dadu, Kambar Shahdadt, Shikarpur and Jacobabad and one provincial office at Karachi in Sindh province with thirty seven field teams actively involved in implementing relief and critical early recovery interventions. Each field team consists of two sub engineers and two social mobilizers. In addition six monitoring teams are placed in all field offices each consisting of one engineer and one social mobilization officer. We are establishing one more office at Mirpurkhas as well. The office at Jamshoro will cover Tando Allah Yar and Mirpurkhas will cover Sanghar and Umerkot. The provincial office in Karachi guides the field teams with technical managers under leadership of a Provincial Manager who reports to the Country Programme Manager in Islamabad. At central level, Manager Land and Property Rights and Senior Legal Advisor are providing support to the Country Programme Manager with regards to land issues.

Activities

- Each Field Office will have a HLP section headed by one retired Revenue Officer, one ;lawyer, one admin assistant and one Data Entry Operator. The Social Mobilisers will report to the HLP unit about the grievances of the affected population and will mobilise them to visit the unit to get some advise/services etc. The monitoring teams of each unit will ensure that the grievances have been addressed. These units will be static at the district level.
- For sustainability of the project the MOU will be signed among UN HABITAT and Provincial Board of Revenue, so that the District Government and Board of Revenue will take the ownership of this intervention and will honour the outcomes of the project.
- Assisting the government with policy formulation for the return and rehabilitation of flood affected families, especially those that are female headed households.
- Through coordination with the revenue department of Sindh a policy will be formulated for rehabilitation of flood affected extremely vulnerable families in the target districts.
- Provision of legal assistance to the affected men and women for resolution of land issues through hired lawyers with special reference to extremely vulnerable segments of society.
- Retrieval of land records / documents in coordination with the concerned Patwar Circle, Tehsil Office and District Revenue Office.
- Verification of available records through community based conventional processes with the help of Village & Family Majlis for conflict resolution preferably without involving courts so that the genuine claims of the affectees are accepted and properly processed without delays.
- Assisting the Revenue Department for preparation of missing ownership land records of target beneficiaries.
- Preparation of legal immunities and affidavits for secured occupancy of tenants and extremely vulnerable families.

Outcomes

20,000 selected families have complete land records, security of tenure and equal access to inherited / occupied land and their issues related to land have been resolved.

- 2,000 extremely vulnerable families including female heads of households are supported with the help of appropriate legal documents for occupancy of land.
- The capacity of Board of Revenue has been enhanced for dealing with land issues especially with regards to the extremely vulnerable families.

United Nations Human Settlements Programme (UN-HABITAT)	
Original BUDGET items	\$
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Land Legal Assistance	380,620
Documentation/Affidavits/Record Recovery	198,578
Advocacy/Policy Formulation/Support to Government	131,273
Programme Management Cost (7%)	57,767
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