

Protection Cluster

Provincial Housing, Land and Property Rights Sub Cluster Meeting

Khyber Pakhtunkhwa

Minutes of the Meeting

February 14, 2012

Peshawar

Venue: Conference Room, IRC, House 80-E, Old Bara Road, University Town, Peshawar
Time: 11:00 am
Chair: Mr. Zahid Nasim Khattak, Provincial Manager, Khyber Pakhtunkhwa & FATA, UN-HABITAT
Participants: List attached

Agenda:

- Activation of HLP Sub Cluster at Provincial Level.
 - Housing compensation scheme in FATA, in Bajaur and Mohmand.
 - Loesum corridor IDPs property and land compensation
 - Who is doing what and where with conflict and flood affectees and key challenges
 - NOC concerns
 - Update on Guide on Land and Property Rights
 - Training Schedule of Training Manual on HLP
 - AOB
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Proceedings:

- Mr. Zahid Nasim Khattak, Provincial Manager, UN-HABITAT Khyber Pakhtunkhwa & FATA as Chair welcomed the member NGOs and IPs for participating in HLP forum.
- After the introductory session the Agenda of the meeting was shared with the participants.

A). Activation of HLP sub cluster at Provincial Level;

- Mr. Zahid Khattak updated the participants regarding formation of the protection sub cluster for Housing Land and Property Rights (HLP) at provincial level.
- Mr. Zahid Khattak shared that UN-HABITAT will take lead for developing and sharing HLP 3W matrix.
- UN-HABITAT will also take lead in representing HLP in shelter cluster and Mr. Majid Khan Afridi, Field Coordinator; UN-HABITAT will be the focal person for Shelter Cluster. His contact number is 0300 597 00 67.
- A group has been formalized to visit Jalojai camp conducting FGDs with the IDPs of Loesum Corridor regarding HLP issues on February 20, 2012.
- The group represents Ms. Zainab from Edifiers, Mr. Murat from UNHCR, Ms Shakeela Ellahi from IRC, and Two members each from IOM and UN-HABITAT will join the visit to Jalojai. Mr. Haseeb, focal person for
- FDMA and IRC will be contacted to coordinate for organizing the FGDs in camp.

B). Housing compensation scheme in FATA, in Bajaur and Mohmand;

- The Chair opened the forum for discussing housing compensation schemes in FATA, especially in Bajaur and Mohmand Agencies, Ms. Zainab explained that the same sphere standards for settled area will not be acceptable in FATA due to the diverse culture. And the compensation amount is not enough to meet their requirements of the desired house. Provision of small house (i.e on five Marla) could be rather discouraging for the Bajaur families and if compensation is given on inspection regime, after completion the beneficiaries will demolish those structures. In Loesum Corridor as there are no land marks left as these villages have been razed to ground by the military, therefore, there is fear that the IDP's will have disputes on claims of inherited land as in FATA there is no revenue record keeping system.. Therefore Ms. Zainab suggested that the standards should be set by the agencies with the desired sphere standards.
- Mr. Asif, NRC was with of the opinion that compensation amount is more than enough if we consider its allocated on the basis of per family/household
- Mr. Zahid Khattak clarified after confirmation from PDMA that the compensation amount provided by the Government, is PKR 400,000/- for fully damaged house and for partially damage house it is PKR 160,000/, and also the Government is more concern in compensation rather its utilization by the beneficiary themselves. In addition an update was shared on compensation, as in Mohmand 1,094 families and in Bajaur 3000 out of 8605 families have been compensated and the remaining cases are in the process of verification.
- Ms. Lauren added that the compensation scheme is supported by the US government where as the implementation is being done with the help of political administration.

c). Loesum Corridor IDPs property and land compensation;

- In continuation with the discussion on FATA compensations Ms. Zainab shared that these IDPs who may not have any land at the moment but they are well aware of their prescribed piece of land and they wanted to move back there.
- Ms. Lauren added that there is a dire need of formulizing monitoring process or protection schemes regarding HLP to identify and address such issues.
- On Monday February 20, 2012 a team of member agencies will visit the Jallozai camp and they will conduct FGDs with Loesum Corridor. Mr. Zahid Khattak will coordinate with FDMA and PaRRSA to request for support to this exercise.
- Mr. Zahid Khattak will also coordinate with Mr. Shah Nasir Khan, Housing Advisor, PaRRSA/PDMA update on housing compensation to Mohmand and Bajaur IDPs in this week.

D). Who is doing what and where with conflict and flood affectees and key challenges;

- Mr. Asif Taj, shared that NRC has completed 250 shelters for returnees in in Bajaur /Mohmand 2,000 shelters for flood affectees in Nowshehra and Charsadda, and 700 shelters for Afghan refugees in Kohat and in D.I.Khan for flood affectees with UNHCR.
- Mr. Azmat Khan, shared updates of FRD that it is working in Mohmand and so far they have assisted 480 families with shelters, and 600 families have been compensated in South Waziristan.
- Mr. Zahid Khattak requested all the HLP members to share their issues they have faced and might be facing in future regarding land and property and he also asked to share the lists of land less families they might have identified.

E). NOC Concerns;

- Mr. Zahid Khattak requested the participants to acquire NOC and also share their concerns in terms of obtaining it with the forum that could be facilitated with PDMA/FDMA accordingly.

F). Update on Guide on Land and Property Rights;

- Mr. Zahid Khattak updated the forum that UN-HABITAT has developed a guideline for land and property rights in Pakistan, Which is only designed for the settled areas and is ready for dissemination among all stakeholders and the general public. It is initially published in English language and will be translated in to Urdu and Sindhi languages later.

G). Training Schedule of Training Manual on HLP;

- Mr. Zahid Khattak explained the forum regarding “Training Manual on HLP”, followed by a series of trainings for all the stakeholders at Provincial level. The objective of this intervention is to raise awareness among all the stakeholders regarding land and property issues and provide facilitation with regards to addressing these issues.
- UN-HABITAT will share the list of cities to hold said trainings that stakeholders and member organizations can send their nominees (2-3 persons) according to their concern locality.
- The following sessions will be undertaken in two days training:
 1. Introduction
 2. Property rights in Constitution
 3. Legal regime about property rights
 4. Revenue Department
 5. Categories of Land
 6. Land Administration System
 7. Land Administration System
 8. Basic Record-of-Rights
 9. Sale and Purchase of Property
 10. Inheritance Matters
 11. Making Gifts
 12. Making a Will
 13. How Property Rights are transferred?
 14. Pre-emption
 15. Rights and Duties of the Tenants
 16. Easement Rights
 17. Leases
 18. Licenses
 19. Land Reforms
 20. Acquisition of Land by State
 21. Women Rights in Inheritance
- The venues for these trainings are as under:

S. No.	Venue
1	Punjab
2	Lahore
3	Muzaffargarh
4	DG Khan
5	Rajan Pur
6	R.Y. Khan
	Sindh
7	Karachi
8	Thatta
9	Hyderabad

10	Larkana
11	Jacobabad
	KPK
12	Peshawar
13	Lower Dir
14	Upper Dir
15	Charsadda
16	Nowshera
	Balochistan
17	Quetta
18	Islamabad

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I). AOB

- Mr. Zahid Khattak, thanked all the members for their valuable time to attend the first Provincial HLP sub cluster meeting.
- FRD highlighted that they have compensated 19 landless families through some resources and requested the forum to help FRD with compensating rest of the 10 landless families. Mr. Zahid Khattak appreciated the FRD's interest in assisting these landless families, and also suggested to coordinate with NRC who also identified 150 landless families to be compensated with the piece of land to avoid duplication.
- Mr. Waqas from IOM shared with the participants that IOM has prepared key messages in consultation with UN-HABITAT and they are in a position to get them on air through local radio channels. In addition IOM has initiated a live radio show which is on air every Thursday in Tank and D.I. Khan.
- Mr. Murat requested the HLP members to actively participate in initiating a monthly bulletin in terms of progress sharing to measure obtained results and what difference HLP was able to make during the month. He further added all the information/ updates, progress reports and HLP minutes should be shared systematically on Pak response website for easy access to every stakeholder.
- The tentative date for the next HLP meeting is February 23, 2012 to discuss findings of the Jalozai camp visit.

The meeting ended with a vote of thanks from Chair