

Shelter, and Housing, Land and Property Rights

NRC Shelter HLP Project



What is HLP?

- HLP includes all types of property, not just private
- HLP refers to owners, tenants, cooperative dwellers, customary land tenure owners and users, informal sector dwellers and squatters without secure tenure
- HLP rights include a range of statutory and customary rights relating to the right to use, control, transfer and enjoyment of HLP assets

The Right to Adequate Housing

- More than four walls and a roof
 - Security of tenure
 - Availability of services, materials, facilities and infrastructure
 - Affordability
 - Habitability
 - Accessibility
 - Location
 - Cultural adequacy

Tenure instruments false oppositions –

1



Tenure instruments false oppositions – 2



A few things we know about Shelter...

- The majority of all post-disaster reconstruction is done by members of the disaster-affected communities themselves
- Those populations often have a greater awareness of all of the different options and situation-influences than incoming staff of humanitarian organisations
- The process is often incremental, and 'upgrading' (reflecting non-disaster construction norms)





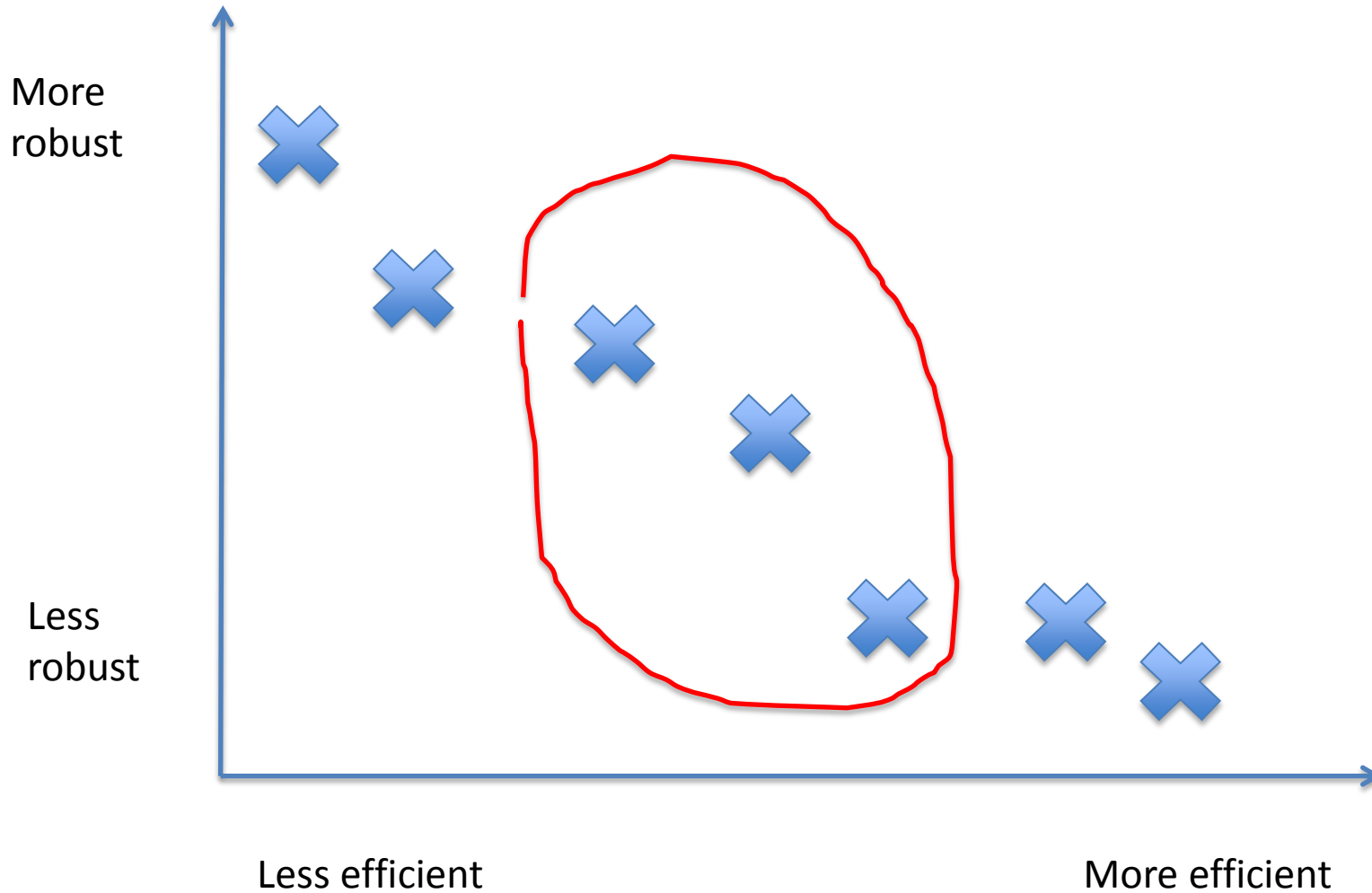




What about 'incremental' or 'jigsaw puzzle' expression of HLP rights?



A model from the NRC Shelter-HLP project



There are still many challenges to just knowing what the full set of Security of Tenure instruments in any context, and what the full range of influences upon the potential to enjoy the right to adequate housing, in post-disaster situations.

- “There are known knowns; there are things we know we know.

We also know there are known unknowns; that is to say, we know there are some things we do not know.

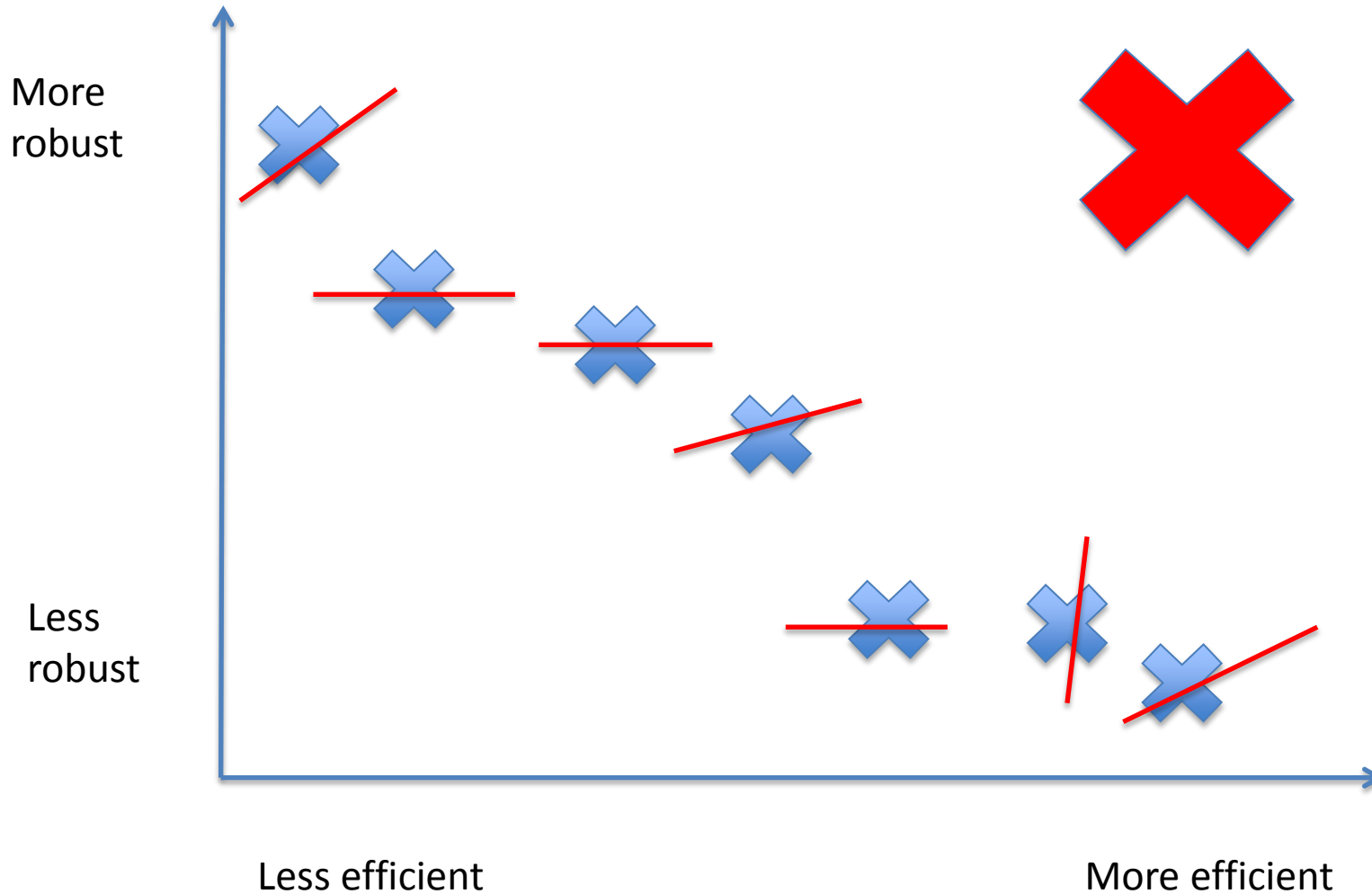
But there are also unknown unknowns – the ones we don’t know we don’t know.”

- Donald Rumsfeld

The Big Question

- How can we, as external humanitarian shelter actors, support an incremental/'upgrading'/jigsaw approach to the disaster-affected populations' accretion of the enjoyment of the Right to Adequate Housing?
 - And what are the limits of humanitarian response in doing so?

This is sometimes seen as the ideal, but it isn't always a realistic humanitarian objective:



Thanks!

