

**Final Report of the 8th Land Forum  
“Remedies for Protracted Displacement Due to Conflict  
and Climate Change”**



Istanbul, 12–13 June 2024



**Housing and Land Rights Network –  
Habitat International Coalition**



# HOUSING AND LAND RIGHTS NETWORK

## Habitat International Coalition

Final Report of the 8<sup>th</sup> Middle East/North Africa Land Forum

### “Remedies for Protracted Displacement Due to Conflict and Climate Change”

Istanbul, 12–13 June 2024

In the midst of the horrific events and serious challenges facing the peoples of the countries of the Middle East and North Africa (MENA) region, from the COVID pandemic to the current state of armed conflicts in many countries of the region and climate change events, which led to a state of long-term mass displacement and abuses the rights of housing, land and property of the displaced and refugees in the region. These are in addition to the crime of genocide that civilians to which they have been subjected under Zionist colonialism in the Gaza Strip, in occupied Palestine, since 7 October 2023. In this context, Housing and Land Rights Network - Habitat International Coalition (HIC-HLRN) assumes the duty to convene this eighth session of the regional *Land Forum* with the Members, partners and friends and allies of the Coalition in the region.



Figure 1: Group photo of Land Forum participants. Source: HIC-HLRN.

Over two days, 11–12 May, HIC-HLRN organized the eighth session of the Regional Land Forum in Istanbul, Turkey, under the theme “Remedies for Protracted Displacement Due to Conflict and Climate Change,” during which the Habitat International Coalition - Housing and Land Rights Network sought to prepare participants to present

their organizations' programs related to land and natural resources management, and to unify efforts in favor of restoring housing, land and property rights for victims of forced displacement in the region, and rights holders of redress and compensation through collective tools and techniques developed by the Coalition with its partners to achieve synergy and cooperation among them. The Land Forum reaffirmed that the role of civil society is important and crucial in setting standards for means of redress and reparation for victims of displacement due to climate change, conflicts, occupation and wars, given their commitment to a human rights-based approach to development and governance; Their flexible influence in guiding policies, programs and projects at the national level in line with these norms and standards and their leadership in innovating best practices; in addition to their prominent and active role in deliberations and monitoring results in international forums, despite the scarcity and limited nature of such opportunities at the national level.

The participants deliberated a set of general objectives for cooperation to remedy the long-term displacement crisis, namely:

- Develop the Land Forum process in the Middle East and North Africa region as a platform to guide research, assessments, field operations and advocacy to resolve crises according to a human rights-based approach;
- Update knowledge and information on a range of relevant regional and global processes currently underway;
- Provide analytical tools for relevant civil society actors to monitor and evaluate global policy commitments related to land (e.g., Paris Agreement, 2030 Agenda for Sustainable Development, and the “New Urban Agenda”);
- Establishing a base for the activities of the active members of the Habitat International Coalition for the period 2024–27.

### Day One: Loss and Damage associated with Climate Change



Figure 2: Land Forum VIII banner. Source: HIC-HLRN.

The first session of the first day began with an intervention by HLRN coordinator Joseph Schechla on the importance of land as a crucial value, human need and, therefore, as a human right. He introduced the work of the network in developing tools and methodologies and strengthening the legal and rights debate on the right to land, despite the lack of international recognition to date that land is an inherent and

fundamental human right, such as the recognition of the right to water by the Committee on Economic, Social and Cultural Rights. Then, he reviewed the development of a methodology for quantifying losses and damages related to the right to land and housing, violations related to displacement and resulting from climate change, conflicts, occupation and wars. The methodology rests on establishing parties responsible for these violations, and to identify elements of redress for the victims of these violations, especially diagnosing these cases in the Middle East and North Africa region, toward remedy and reparations for victims.

And in this connection, Abdelmawla Ismail from the Egyptian Association for Collective Rights stressed the need to focus on the effects and repercussions of climate change on the region, and to find a strategy that addresses the climate debt of countries that cause increased emissions and global warming, and to develop a matrix that addresses these debts for each country that causes these climate effects, as well as information and data on the peoples and communities affected by these effects in the region. Dr. Abdelmawla also explained the importance of focusing on the issue of food sovereignty and the disparity in access to natural resources.

Then, director of the Dibeen Association for Environmental Development Hala Murad (Jordan), HIC-HLRN, a main partner of the Global Platform for Climate Justice, presented an intervention on the importance of linking the effects of climate change and its impact on economic, social and cultural rights, especially the right to land and adequate housing, food, a safe, clean and sustainable environment, and peoples' sovereignty over natural resources. Dibeen exercises these rights by monitoring technical aspects such as rising temperatures, rising sea levels, loss of soil fertility, desertification, and other factors. Most governments focus on these, but especially most countries in the North Africa and Middle East region are more affected than other countries. However, the principle of "common-but-differentiated responsibility" CBDR<sup>1</sup>, would place a greater burden and responsibility on countries that have historically had greater emissions to implement their commitments under the climate change agreements.

Therefore, it is important to establish that the loss and damage file be on the agenda of the negotiations, which are still weak and faltering, and have not established a clear and understandable definition of loss and damage.<sup>2</sup> This discussion should be based on codified human rights obligations. The primary goal is not only to address loss and damage, but also to prevent and reduce losses, so that we alleviate the burden on our resources and those of future generations, especially where displacement results from the effects of climate change.

Regarding the Fund responding to Loss and Damage (FLD), established by the last session of the Conference of the Parties to the Framework Convention on Climate Change (CoP 28), Hassiba Belghith, from the Association for Sustainable Development and Citizenship (Tunisia), pointed out that we are facing a dangerous turning point in the implementation of the Climate Change Agreement, especially since there were 2,400 participants representing oil companies who attended the climate conference in the last session, which is four times the number of oil companies that participated in the previous climate conference (CoP 27) held in Egypt. That indicates the great influence of oil companies in the decisions issued by the climate conference, and the implementation of their agendas, especially by continuing to invest in fossil energy and promoting scientifically unproven solutions and technologies such as carbon capture and storage (CCS), and carbon dioxide removal (CDR). Even the concept of renewable energy has turned into an investment market more than a solution to confront greenhouse gas emissions, and reduce their damage to societies and their livelihoods. The production of clean energy under the slogan of "shared responsibility" has come within the scope of the countries of the South, depleting resources of land, water, and the environment, in order to export "Green Energy" to the countries of the North.

---

<sup>1</sup> The starting point for CBDR was in the UN Conference on the Human Environment, in Stockholm 1972, then legally adopted and recognized in Article 4 of the 1992 United Nations Convention on Climate Change (UNFCCC).

<sup>2</sup> However, see the definition of 'damage' in European law as "a measurable adverse change in a natural resource or measurable impairment of a natural resource service which may occur directly or indirectly." DIRECTIVE 2004/35/CE of the European Parliament and of the Council of 21 April 2004 on environmental liability with regard to the prevention and remedying of environmental damage, *Official Journal of the European Union* L/143/56, 31 April 2004, <https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2004:143:0056:0075:en:PDF>, as cited in *Counting Costs, Loss & Damage: Quantifying Impacts of Habitat-related Human Rights Violations amid Environmental Hazards and Climate-change* (Cairo: HIC-HLRN, 2023), p. 3, [https://hlrn.org/img/publications/costs\\_loss&damage\\_2023.pdf](https://hlrn.org/img/publications/costs_loss&damage_2023.pdf).



This gives us a picture of how the FLD is managed, especially since it is under the World Bank's trusteeship, and a large part of the funding will go to the World Bank in exchange for serving as trustee of the fund. The contributions provided by the countries still may be in the form of loans and not grants, which indicates that the countries of the North still do not acknowledge their debts and historical responsibility for climate change.

In the context of monitoring and assessing losses and damages at the local level by civil society organizations, Muhammad El-Helou, from the Climate Initiative for Environmental Studies (Egypt), mentioned the importance of raising awareness and legal empowerment of local communities. They have to confront the double standards between the decisions approved and adopted by governments at the level of international political processes, such as the CoP, and the policies and decisions approved by those governments at the level of their countries. The latter often contradict the decisions and principles approved under the Climate Agreements, including, in particular, the environmental damage resulting from investments in extractive industries. Governments consider one of the most important basic resources that contribute to increasing economic growth, especially in developing countries, but they ignore and disregard their contribution to increasing and accelerating the rate of climate pollutants, and their serious damage to human health and the environment.



Figure 3: Saadia al-Salhy presents the land-governance issues in Iraq. Source: HIC-HLRN.

He also pointed out that governments' practices of restricting freedom of expression and organization represent one of the main challenges in monitoring and assessing the losses and damages resulting from these climate-polluting investments, and thus their negative impact on the right of communities affected by these investments to access remedies and redress through litigation. Therefore, there is an urgent need to develop a legal guide for litigation to support affected communities.

On the same note, the participants from Iraq, Saadia al-Salhi, from the Together for Environmental Development Association, Khaled Naji from the Aghsan Foundation for Agricultural and Environmental Development, as well as Rania Al Madi, from the Land and Housing Rights Network, stressed the need for a legal reference and a legal working group within the process of following up on the recommendations of the Land Forum. That would optimize the legal framework in monitoring and assessing various damages and losses, and to determine on the basis of it the responsibilities and obligations of duty bearers from state institutions and transnational companies that contribute to expanding the scope of losses and damages resulting from investments and projects that contribute to increasing greenhouse gas emissions and depleting natural resources.

In the context of occupation and conflict, Ms. Tasneem Fouad, researcher from the Land Research Center-Jerusalem (Palestine), pointed out the need for advocacy methods to address double standards of country's policies that contribute to setting standards and mechanisms to implement the principles of the climate change agreements, but at the same

time, support the policies and practices of the occupation that cause human, environmental and economic disasters and losses for the Palestinian people.

In the context of the Syrian crisis and the issue of losses and damages within the long-term displacement crisis, Muhammad Anwar from The Day After association explained the importance of linking the impact of climate change with violations of land, housing and property rights of displaced persons from areas under the control of the Syrian regime. This involves the destruction of many agricultural lands, soil contamination with waste resulting from the use of explosives, and the contamination of water sources. This is in addition to the practices of the Turkish government in seizing the Euphrates River by building dams, as well as discharging industrial waste into the canals that flow into the river. These practices have severely affected the flow of water to both Syria and Iraq, harmed the population that depends on it as a primary source of income, and exposed their areas to desertification, drought, high temperatures, and increased dust storms.



Figure 4: Dr. Khalid Naji presents on the climate change-related displacements endured by small-scale Iraqi farmers and producers. Source: HIC-HLRN.

Regarding the file of losses and damages related to the displacement crisis in Iraq, Saadia and Khalid Naji focused on the need for capacity-building, in order to identify cases of loss and damage resulting from climate change. That will involve a complex methodology due to its coverage of different aspects of loss and damage to health, environment and natural resource, especially land and water, and social and economic aspects, including livelihoods. Governments do not have the capacity to cover such issues and include them in the loss and damage file. Monitoring and evaluating these cases is needed for reports that reflect the reality of the affected communities, especially in the Iraqi oil-producing governorates that cause an increase in buried emissions, to be submitted to international bodies that will support the FLD that was approved at CoP 28.

During the second session, Hala Murad reported on the negotiations of CoP28, and that no notable achievements have been made, or as promoted by governments, because the negotiations are still faltering and fruitless. We are still suffering as peoples from increasing disasters and events as a result of climate change, in addition to the escalation of conflicts and wars in the Middle East and North Africa region. In the context of advocacy, Hala

stressed the need for a greater role and interest for civil society organizations in the region, in order to pressure that the decisions issued by the CoP take a human rights-based, and that there be pressure on governments to exert more efforts in providing financial and technical resources to enhance and implement policies and adopt proactive measures for mitigation and not just rely on adaptation policies. This is one of the basic principles in achieving climate justice.

Hala also shared some information related to the new quantitative target on financing, which was adopted by the Arab Group discussed in the SB60 meetings at Bonn last June. The countries agreed to finalize before CoP29 at Baku the draft of financing options desired by developing countries. The demand is for \$100 billion annually, which is out of reach and will not be met. The Arab Group decided to mobilize \$1.1 trillion from all sources of financing in 2025–29. Most of that will be in the form of loans, not grants, and under the supervision and policies of the World Bank. This contradicts the principle of shared responsibility adopted in the Paris Agreement, and may weaken the possibility of demanding the creation of a monitoring and complaint mechanism.



Figure 5: Hala Murad (Jordan) leads a discussion on climate change impacts on the environment. Source: HIC-HLRN.

The challenge is still great for us to integrate land, housing and development issues into the Loss and Damage Fund, and for the Fund not to be limited to governments and the private sector only, without involving civil society, especially since it can now provide information from affected communities.

In the third session of the first day, Muhammad El-Helou noted the need for the monitoring and documentation of losses and damages in urban areas resulting from the effects of climate change, especially since Egypt is one of the countries most susceptible to coastal erosion and the submergence of some of its coastal cities, as a result of rising sea levels and the decline of soil in all villages and cities located in the northern Nile Delta.

The Egyptian government still relies on mega energy projects, which are considered the main sector in increasing greenhouse gas emissions by 44%, between 2005 and 2015, well above the global average of 24%. Muhammad pointed out that the area of the Nile Delta, which constitutes 1.2% of Egypt's land mass, carries 21% of the total population in Egypt. That portion includes 2.33 thousand acres, representing 22% of Egypt's agricultural area, and will be exposed to great danger due to expected climate change, the submergence of large parts of the Nile Delta, and the migration of many of its residents in search of a safe place and job opportunities in other areas. They are estimated at about 6.1 million people from the Delta alone as a result of the loss of 4,500 km<sup>2</sup> of agricultural land, 10 governorates, 13 urban areas, and 108 villages.

He also pointed out that urban planning projects and the construction of new cities in those areas did not sufficiently take into account the effects of climate change, and did not develop alternative plans in the event of one of those expected climate threats and risks to urban areas in the Nile Delta and the coast, thus exposing the residents of those areas to the

threat of displacement and homelessness. He also reviewed the most important challenges facing the achievement of Egypt's National Climate Change Strategy 2050 and Egypt's Vision 2030, including:

- The weakness of the infrastructure of many rural and urban areas,
- The contradiction between government practices in implementing investments and projects, especially in the energy and industry sectors,
- The implementation of legislation and laws related to the environment and confronting the effects of climate change,
- The weakness of achieving redress for communities affected by these practices,
- The weakness of capabilities and the lack of cadres concerned with developing these legislations and adapting them to the accelerating challenges of climate change,
- The weakness of coordination between ministries and government agencies, due to the nature of centralized and comprehensive governance,
- Limited government funding for the environment file, the absence of an item in the general budget to confront climate change,
- The monopoly of the decision-making process, without real and effective involvement of independent civil society institutions, or other civil entities interested in working on climate and environmental development issues, and
- The lack of transparency, availability and accessibility of information.

He also presented a summary of the Environmental Litigation Guidebook ([Arabic](#)), created by the "[Munakh Initiative](#)," and the training of a network of lawyers in various governorates to provide legal services to affected groups and raise awareness of their rights, and train them on how to seek redress.

Muhammad added that, with the increase in mass displacement of Sudanese seeking refuge in Egypt and their deaths in the desert as a result of the severe and unprecedented rise in temperatures, where the death toll reached 50 people last June, he posed the question as to what extent these displacement cases could be considered within the file of losses and damages.

In the same context, Moayyad Bsharat from the Union of Agricultural Work Committees (Palestine) pointed to the situation of the West Bank, especially Area C, which constitutes 61% of the West Bank, and the extent to which it is affected by climate change. The occupation policies related to imposing restrictions on freedom of movement, the racist Apartheid Wall, land grabbing, settlement expansion, preventing construction or renovation of homes for West Bank residents, and converting much of the West Bank, especially Area C, into a landfill for waste and disposal of waste from factories and surrounding settlements, have all become factors that threaten the water and food security of the Palestinian people in the West Bank. Thus, these have increased their vulnerability to climate change, and threaten them with waves of drought and frost, water scarcity, and damage to animals and plants, which represent the basic resources of the Palestinian people in those areas.

Jana Nakhal, communication officer for the Global March of Women - Lebanon, also added an intervention on losses and damages in Lebanon resulting from unregulated urban expansion and encroachment on forest lands and mountain villages. Moreover, cement



factories are not subject to any law regulating them, and the construction of dams on agricultural plains and small lakes, including the Bisri Dam case, under the pretext of confronting water scarcity, have harmed the ecosystem and destroyed livelihoods in many mountain villages. Jana raised the issue of encroachment on marine properties also, and the extent of its impact on the ecosystem in an irreversible manner, due to real estate investment projects. She also highlighted the destructive effects of phosphorus bombs Israel used in its attacks on Lebanon, which contaminated the soil and destroyed many lands longer suitable for agriculture in 150 Lebanese villages, forcing many residents of those villages to migrate and flee due to the destruction of their livelihoods, which are mainly based on agriculture.

In the fourth session, participant Muhammad al-Yatari, from the World Youth Council - Yemen, reviewed the situation of long-term displacement, land grabbing and water scarcity, as a result of the war and the effects of climate change in Yemen. He pointed out that 4.5 million are displaced people in Yemen, whether for political reasons, as a result of the ongoing conflict, or as a result of climate change, while more than half of the population suffers from water scarcity, food shortages and lack of sanitation services. Al-Yatari stressed the deterioration of the land and people, due to the cultivation of *qat*, which has taken over a lot of agricultural land, consumes a lot of water resources and uses huge amounts of



Figure 6: Land Forum participants hear presentation on the continuum of legitimate tenure and land rights. Source: HIC-HLRN.

chemical fertilizers, some of which are internationally banned from cultivation. He also added that a major challenge is raising awareness and knowledge about environmental damage and the effects of climate change in Yemen, as these issues are not viewed as a priority due to the collapse of the political situation and the civil war.

Al-Yatari also pointed out the exploitation by officials in both the legitimate government in the south and the Houthi militias in the capital, looting lands and seizing property, the lack of data and statistics on determining land ownership and, thus, the lack of attention to developing policies for land use and building facilities and infrastructure in areas under the control of each party. Capacity building of workers is very weak and national bodies and institutions concerned with environmental issues or concerned with the climate change file or concerned with land management, in developing plans for rapid response to confront the effects of climate change lack resources. Moreover, all international grants and funding concerned with environmental issues and confronting climate change are mismanaged amid widespread corruption.

Al-Yatari also referred to one of the most devastating climate disasters that destroyed livelihoods and exacerbated the displacement crisis in Yemen, namely Cyclone Tig, which hit areas in southeastern Yemen, including Socotra, al-Mahrah Governorate and Hadhramaut. It destroyed hundreds of homes and displaced thousands of families, as well as brought torrential floods that hit many camps for people displaced due to the civil war, displacing them again as a result of those floods and torrents, especially in the Haradh and Hayran Directorates.

Al-Yatari stressed the need to operate truth-telling committees and community dialogues in order to achieve real transitional justice, including accountability and reparations for the harm caused by those injustices and violations that undermined state institutions' ability to manage and govern its natural resources. This, in turn, made communities in Yemen vulnerable to the effects of climate change, in addition to what they suffer from the spread of extreme poverty and food insecurity.

In the fifth session of the first day, Maida Salimi, Center for Sustainable Development and Environment (CENESTA) - Iran, reviewed the effects of climate change, environmental risks, and their impact on threatening the lives of local communities, forcing them to migrate in search of livelihoods and meet their basic needs, especially with the face of drought waves and scarcity of water resources. Local and pastoral communities in many areas face a shortage of land areas needed for grazing, rising temperatures, increasing desertification, lack of access to water necessary for life and food



Figure 7: Small group planning sessions. Source: HIC-HLRN.

resources, as well as the spread of new diseases. Therefore, CENESTA seeks to provide methods to confront these challenges to enhance the resilience and recovery capacity of these local communities. They do this by teaching these communities about ecological agriculture, genetic diversity, and providing seeds that have the ability to withstand climate change, improving them and facilitating access to them.

CENESTA also has plans to deal with the principle of adaptation and mitigation in following models of agriculture, whether monoculture or multiculture, after assessing and studying the condition of each local community separately, in order to preserve natural resources, including water, and deal sustainably with the environment in which each of these communities exists, so that we reduce the risks of migration and displacement from their lands and regions due to the change in the ecosystem, which harms their livelihoods, whether they are pastoralists, farmers or fishermen.

During the discussion on the status of indigenous communities and indigenous peoples in Asia, controversy arose about the interpretation of Indigenous Peoples in Central Asia, and that there are many communities that consider themselves Indigenous Peoples based on their special culture connected to the land, their distinct language and particular economic activities. This interpretation differs from the global definition of the term as peoples pre-existing colonization and/or mass immigration, as is the case in America and Oceania.

This distinction is very important, because recognizing these communities as Indigenous Peoples gives them many rights to be partners in decision making with government bodies, especially the principle of free, prior and informed consent over investment and development in their lands and territories.

The sixth session the first day featured a presentation by Taleb Brahim of the Sahrawi Farmers Union (Western Sahara), on local solutions to confront the impact of climate change on Sahrawi communities in the displacement camps at Tindouf, and their suffering from water scarcity, soil erosion, and lack of soil fertility. Meanwhile, the majority of displaced communities depend on humanitarian aid and, therefore, their livelihoods are always unstable and affected by the size and extent of the aid they receive from international institutions. They are also subject to restrictions on their freedom of movement as a result of the Moroccan occupation to access their grazing and agricultural lands, in addition to the looting of their wealth and means of subsistence by the monarchy, international companies or companies belonging to the Moroccan regime.

Ibrahim reviewed numerous challenges facing Sahrawi communities and their exposure to further losses in meeting their livelihood needs, including the Separation Wall, which is 2,700 km long, and the looting of the wealth of the Sahrawi region by transnational companies, including land, phosphates, and fish, which led to an increase in waves of displacement from the region. With the prolonged displacement, it was necessary to devise ways of living and to search for adaptive measures and methods to produce food, especially since food aid is not enough, and therefore it was necessary to rely on ecological agriculture, biodiversity, and hydroponics to produce green fodder, food domes, and the use of liquid biofertilizers.

Taleb referred to the policies of “greenwashing of the occupation,” or “dirty green energy projects,” which are the green-transformation projects implemented by the Moroccan government in the Western Sahara, where hundreds of Sahrawi citizens are expelled from their lands in order to implement these projects, and that most of these projects are intended for export to Europe and the countries of the northern Mediterranean, and do not benefit the local citizens in the Western Sahara region, in addition to the fact that they prolong the occupation of the Western Sahara region, because these projects generate a lot of money for the Moroccan regime.

On the related subject of losses and damages, Taleb pointed out that the displacement that has endured for more than 50 years still causes the Sahrawi communities in the displacement camps to suffer from the lack of adequate housing, or the right to sufficient and adequate water and food, as well as the loss of the community’s culture in their ways of life, especially with the long-term displacement situation. This deprivation has produced a new generation that does not have a strong culture in food production, agriculture and work, especially since there is no law regulating the conditions of refugees in Tindouf, and they are only accustomed to the culture of receiving aid and humanitarian assistance, which has begun to face difficulties, especially with the increasing effects of climate change.

In the eighth session at the end of the first day, Hassiba presented a summary of the assessment of losses and damages associated with climate change and the limited climate financing in Tunisia. The assessment of losses and damages included the extent to which water resources, ecosystems and human health were affected. She specified the extent to which the agricultural sector was affected by the shortage of cultivated areas, and the shortage and decline in agricultural production, due to the loss of soil fertility and the

increase in temperature, which threatens the economic sustainability of the agricultural sector and, thus, threatens food security. Also, she exposed the extent to which youth and women were affected as marginalized groups, as a result of the increase in poverty for small food producers, due to the difficulty of accessing resources and services, and the occurrence of economic disturbances due to the loss of jobs in the agricultural and tourism sectors, as a result of their impact on climate change, and consequently, most young people resort to internal displacement or migration abroad in search of alternative job opportunities due to the deterioration of agriculture.

Regarding climate finance, Hassiba explained that there is no official legal definition, and that Tunisian institutions face difficulties related to their limited institutional capacities to respond to the technical and administrative requirements of the parties funding climate mitigation and adaptation projects, which may delay or hinder the accreditation process. In addition, the majority of funding is directed to mitigation projects, and is not directed directly to the local level. Furthermore, it is difficult to direct it to vulnerable groups, especially women and youth, especially since social norms weaken women's access to land, and their weak participation, as well as that of youth, in decision making.

Therefore, there is a need for climate policies and adaptation strategies to take gender into account, and to support local climate initiatives led by youth and women. In the eighth and final session of the first day, HLRN coordinator Joseph Schechla (Egypt) reviewed the HLRN methodologies for monitoring and analyzing climate finance programs, and evaluating the file of losses and damages resulting from climate change, conflicts, occupations and wars with the aim of implementing climate justice in all financing programs and other responses to the effects of climate change.

In the first review of the methodology for monitoring climate finance programs, Schechla explained the normative framework for implementing the principle of climate justice, on which climate finance should be based. According to the Mary Robinson Foundation, this normative framework for achieving climate justice is based on eleven main principles related to protecting human rights, supporting the right to development, ensuring that climate change decisions are based on participation, transparency, and accountability, promoting gender equality, sharing benefits and burdens equitably, harnessing the transformative power of education in climate management, and effective partnerships to secure climate justice. The basis for the importance of implementing the principle of climate justice is that it is indeed a human right.

Financing programs should not neglect the participatory approach, gender equality, social care and solidarity, balanced development between rural and urban areas, and should not contribute to more cases of forced evictions, or discrimination between genders or between groups of society. Schechla explained that Arab countries are among the most vulnerable to environmental disasters and the negative effects of climate change, and that the response to these effects so far includes diagnosis, preventive measures, adaptation and mitigation, and limiting loss and damage to focusing on the (promise) of the principle of compensation only, without addressing the comprehensive principle of redress. Therefore, Schechla stressed the importance of these responses being based on human rights principles, including those related to political commitments on development, ensuring monitoring and



accountability, redressing damage and providing justice to victims. He also reviewed the Warsaw Mechanism and its main functions, the most important of which are enhancing dialogue, coordination, cohesion and synergy among relevant stakeholders; enhancing work and support to address losses and damages, and the decision to establish a loss and damage fund at the 28th session of the Conference of the States Parties, and the countries that pledged to contribute to the fund, which totaled \$661 million. He also mentioned the role of civil society in the Arab region and joint cooperation to monitor and track policies and financing for green transformation policies in the countries of the Middle East and North Africa region.

In the other part of the session, Schechla discussed a review of the methodology for quantitative assessment of losses and damages resulting from climate change, and the climate change impact assessment tool, which includes three main axes: victims' rights, quantitative determination of costs, losses and damages, and the real values at stake, and violations practiced by state institutions, because the state is the main party responsible for the occurrence of these violations and causing losses and damages. In an overview, Joseph discussed the path that addresses this methodology, which begins with human rights violations related to the habitat, and thus causes effects that require justice and accountability, which include (redress and restorative justice), and thus leads to radical reform that prevents such violations from occurring in the future.

The Loss and Damage Impact Assessment Tool covers three main stages: before the violation, during the violation, and after the violation, which shows that this tool is flexible, versatile, and expandable to cover different and diverse cases with their own specificities. The report issued by the Housing and Land Rights Network explained how to apply the Loss and Damage Assessment Tool in Yemen and Uganda. The values at stake include the economic and social assets of the family, the tangible and intangible civil assets, and the public assets of the state, especially economic and non-economic assets. The cases that are monitored, evaluated, and relied upon in applying the Impact Assessment Tool are the violations database that the Housing and Land Rights Network follows. In further clarification, Joseph provided a diagram of how to apply the Impact Assessment Tool for assets and values in the event of the threat of displacement or displacement, during it, or after displacement or displacement, especially since the costs incurred by victims differ at each stage from the other.

## **Day 2: Housing, Land and Property Restitution for Refugees and Displaced Persons**

The first session of the second day began with a general review of the state of mass and long-term displacement in the region, especially with the state of conflicts and wars witnessed by most countries in the region, where Joseph Schechla indicated in the presentation that there are more than 35 million displaced persons in the Middle East and North Africa region who need property restoration and redress. He explained that there are common features among all cases of displacement that violate the housing, land and property rights of displaced persons and refugees in the region, including the destruction, dispossession and confiscation of displaced persons' property, targeting marginalized and poor groups, illegal seizure of confiscated property and its sale and disposal without registration documents or sales contracts, destruction of natural and cultural heritage including holy sites, destruction of infrastructure and public facilities, economic and physical

dispossession, displacement of rural landowners, displacement of rural workers, and legal and administrative restrictions on freedom of movement or movement.

To meet these challenges, Schechla pointed out several of our collective strengths, including relying on established and binding standards, which include the right of return and the recovery of land, housing and property rights (reparations), working on institutional reform to establish new institutions concerned with addressing housing, land and property issues, relying on the mechanisms and methodology of restorative transitional justice, and requesting international cooperation to enhance and support these opportunities and solutions. Schechla also provided a general review of the sources of law governing the recovery of land, housing and property for displaced refugees, the most important of which are the Refugee Convention, the peremptory norms of international law, and international criminal law.



Figure 8: Joseph Schechla presenting the various dimensions of cost, loss and damage captures in the HLRN Impact-assessment Tool. Source: HIC-HLRN.

The Pinheiro Principles for the Restitution of Housing, Land and Property for Refugees and Displaced Persons (2005) were also reviewed, which include four main principles in addition to the general governing principles, which may not be violated, namely the right to self-determination, the rule of law, international cooperation, non-discrimination, the progressive realization of human rights related to housing, land and property, in addition to a set of principles that represent the legal, policy, procedural and institutional implementation mechanisms, and the responsibility of the international community. He presented precedents in the Middle East and North Africa region in an attempt to apply mechanisms to address the issue of restitution of property of refugees and displaced persons, most notably the United Nations Register of Damage from the Construction of the Separation Wall/Apartheid Wall, the Transitional Justice Commission in Libya (2013), the Fact-Finding Committee on Corruption and Embezzlement in Tunisia (2011), the Committee for the Settlement of Real Estate Disputes in Iraq (2006), Lebanon: the Ministry of Displaced Persons and the Central Fund for Displaced Persons (1993).

These are in addition to opportunities to implement international precedents for the application of the [Pinheiro Principles](#) (2005) such as the Great Lakes Charter and its [Protocol on the Property Rights of Returning Persons](#) (2006), and [Colombia's Law No. 1448](#) on Reparation for Victims and the Return of Land to Their Owners (2011). Within the framework of the efforts of HLRN in quantitative accounting of loss and damage, Joseph reviewed the Impact-assessment Tool, or “loss matrix,” and experiences of its application in several countries such as India, Cameroon, Uganda, Kenya and Yemen.

At the end of the first session, Schechla stressed that the displacement and refugee crisis is a global responsibility, often fulfilled locally, and requires the involvement, support and

strengthening of local solutions and all spheres of government. The discussion explained that the most important obstacles facing any regional initiative to address the assessment of losses and damages is obtaining accurate information on the actual numbers of displacement and asylum cases, which requires strengthening the capacities of relevant civil society to analyze the numbers and collect the necessary data on the assessment methodology and how to verify reliable sources in collecting that data.

In the second session, Ms. Ombretta Temptra, Regional Coordinator of the Global Land Tool Network (GLTN), hosted within UN Habitat, and an expert in land and urban development, presented a review of the Arab Land Initiative and efforts to document the rights to reclaim housing, land and property for displaced persons in conflict and war situations.

Ombretta stressed the importance of the vision of the Arab Land Initiative (ALI), which includes the possibility of land rights on an equal footing and at reasonable prices for peace, stability and economic growth, which can be achieved through good land policies and transparent, efficient and affordable land management. She explained that ALI contributes to influencing five main tracks, namely: climate action, poverty alleviation and food security, women's land rights and empowerment, land management reform, and land for peace. Thus, ALI contributes to achieving a set of sustainable development goals, namely Goal 1 Ending poverty, Goal 2 Zero hunger, Goal 5 Gender equality, Goal 11 Building sustainable cities and communities, as well as Goal 13 Climate action, Goal 15 Life on land, Goal 16 Peace, justice and building strong institutions.

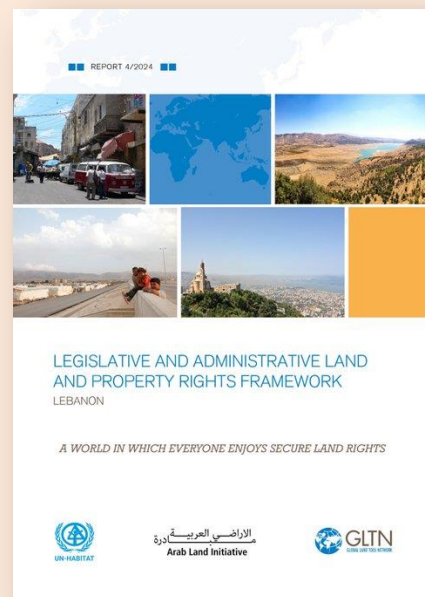


Figure 9: Example of the publications produced through the Arab Land Initiative. Source: GLTN.

Ms. Ombretta reviewed some studies that addressed issues of land degradation and conflicts, and land governance and natural resources, in the context of climate change in the Arab region. These reports included case studies from Sudan, Jordan, Syria, Yemen, Libya, Algeria and others. She pointed out the importance of focusing on the impact of climate change and the expansion of conflicts and wars, in creating competition and conflicts over scarce natural resources, increasing inequality in access to land and, thus, weakening secure land tenure, increasing waves of displacement and migration, food insecurity, loss of biodiversity, shrinking the area of community lands, expanding land privatization, and turning it into a commodity for speculation.

She also highlighted the significant expansion of industrial agriculture and the increasing appropriation of land and resources to implement climate change-mitigation schemes—a phenomenon known as green grabbing—leading to the displacement of vulnerable small-scale landowners and users, and is exacerbated when land rights are not protected or recognized, and when land and natural resources are subject to poor management and are vulnerable to climate change and related risks.

It also reviewed some special studies conducted by ALI on the protection of land, housing and property rights of displaced persons and refugees in Iraq and Lebanon, which included mechanisms for collecting claims and providing supporting documents for those claims, and establishing a database.

In the same context of assessing housing, land and property (HLP) for displaced persons and refugees, the third session addressed the obstacles and challenges facing the documentation and compilation of a HLP registry for displaced persons in Syria, which was presented by Mr. Anwar Majanni from The Day After.

Majanni reviewed the situation of informal or unorganized housing in Syria, which the Syrian regime itself deliberately contributed to, in order to bring about demographic changes in residential areas, on one hand, and, on the other, to involve society in legal violations so that it can remove those areas as illegal and random, including via Law No. 10 (2018) and Law No. 23 (2015) to create organized and planned areas within informal areas. As well as the decisions of the security committees to inventory and confiscate agricultural land areas, combined with related laws and procedures aim for political and security purposes to confiscate the property of the displaced.



Figure 10: Session on the costs, loss and damage resulting from climate-change events. Source: HIC-HLRN.

On the other hand, there is the issue of the civil registry, which represents a major challenge, given the difficulty of registering births, deaths, divorces and marriages that have occurred among displaced Syrians over the past years and are not included in the civil registry. Also, the buildings demolished and destroyed by the war, most of which are unofficial, will not be able to be recovered or retrieved by their owners because they are not registered or documented in the official government records.

Majani also explained that one of the biggest social challenges is the political division of the Syrian crisis, such as the crisis of the Kurdish community, the crisis of the pro-regime community, the crisis of the displaced people who oppose the regime, which hinders the return of the situation to what it was before the war and the people's recovery of their areas, homes, lands and properties, and the urban re-planning adopted by the regime based on the division of political affiliation, as well as migration from Syria abroad to escape the consequences of the war on the economic and social conditions, and thus public awareness of the solution to return and recover property and homes has become a complex matter, especially since many Syrian families are selling their homes for less than their value in order to escape the deteriorating conditions resulting from the war in Syria.

Majani also pointed to another challenge regarding the extent of HLP restitution for the displaced, which is the disposal of the sale and transfer of ownership of their assets to other parties, and the extent of the regime's efforts to legitimize these illegal actions through



public auctions, as well as the so-called “looting” phenomenon that allows pro-regime militias to loot the property and homes of the displaced who fled the war.

Another problem is the inequality in the possibility of reclaiming property for a family that has lost its male breadwinner. The wife does not have the right to claim the property of her deceased husband, replicated throughout the thousands of people who have gone missing due to the war, or were arrested, and the fate of their property and homes has not been determined for the heirs and their children.

Furthermore, they face an administrative obstacle of obtaining approval from the security authorities to complete the ownership procedures, and thus the difficulty of opponents obtaining their right to ownership due to the security approval procedures. Therefore, addressing the issues of reclaiming land, housing and property requires a complete political process to establish a transitional committee that addresses the development of an integrated strategic plan, including reforming legislative and executive institutions in order to implement the reclaiming of property, land and housing for the displaced and refugees.

In the same context, regarding the situation of the displaced in Syria, Helez Abdel Aziz, from Insight Organization, presented a review of the impact of the Syrian conflict on the rights of refugees and displaced persons to housing and land. She also explained the main challenges in recovering properties and homes, many of which were mentioned by participant Anwar Majanni, the most important of which is the loss of documents proving possession, or being exposed to revenge operations or giving up their properties to allow return, or sharing housing with security militias.

However, Helez added that climate change had a major impact in increasing the suffering of the displaced, especially with the scarcity of water and rising temperatures, which contributed to the migration of many families and waves of displacement to other areas in search of a water source. In addition, the aerial bombardment operations, especially by the Turkish government in the areas of al-Hasakah and northern Syria, increased displacement operations during the past two years and reached 160,000 displaced people due to the destruction of many homes and lands.

Helez also added that the 2023 earthquake increased the suffering, especially since the authorities loyal to the Syrian regime exploited the disaster to confiscate many homes inhabited by women, and destroyed homes that were not damaged by the earthquake, or forced residents whose homes were destroyed to sell them at prices below their value and compensate them with small amounts, and there are families who have not been compensated for their destroyed homes, in addition to food insecurity. The climatic factors, from heavy rainfall, strong winds, heavy snow, and freezing temperatures, to the destruction of thousands of tents for IDPs, made their living conditions more dangerous. IDPs suffer from a tragic situation due to the absence of a legally binding international mechanism to respond to their humanitarian situation and, therefore, many of their needs are ignored and there is no treatment for their conditions from the crises that have deprived them of the ability to search for livelihoods, and destroyed their resources and tools.

In the fourth session, Tasneem Fuad from the Land Research Center - Palestine presented the conditions of housing, land and property in the West Bank under the policies of the Israeli occupation. Of course, in addition to the daily and live genocide we witness in the Gaza Strip, Tasneem points out that the practices of the Zionist Israeli occupation in confiscating and destroying housing and property and targeting infrastructure are systematic practices that are constantly practiced against the Palestinian people as a whole in a silent manner in the Gaza Strip, the West Bank and Jerusalem. These systematic practices have destroyed and annihilated, over the years of occupation, 177,000 homes, whether in the West Bank or the Gaza Strip, or in the occupied Palestinian interior, and displaced nearly 1.5 million people during the 1948 war.



Figure 11: Tasneem Fuad (Palestine) presents the case of Palestinian displacement under 76 years of occupation. Source: HIC-HLRN.

As for genocide waged against the Palestinian people in Gaza, the Zionist occupation authority has destroyed 250,000 homes, partially destroyed 30,000 homes, and displaced 1.250 million people, in addition to systematically targeting their camps, in order to exterminate them and seize their lands, homes and heritage. In the West Bank, the occupation authorities have demolished 1,380 civilian facilities, including homes and infrastructure, and displaced 3,100 Palestinians, while 40 Bedouin villages have been demolished since the beginning of the war of extermination in October 2023, and 1,500 Bedouin families have been displaced by Zionist settler groups.

The Zionist occupation forces also impose policies to force the Palestinian people to leave their lands and homes, as if by their own will, such as is happening in the northern Jordan Valley, which represents 30% of the West Bank and includes 35 Israeli settler colonies, where 120 pastoral families were recently displaced, as a result of ending the means of life and not allowing the Palestinian people to obtain the necessities of life and basic facilities in the Jordan Valley, such as imposing restrictions on construction, movement, and access to water resources.

Joseph Schechla added in his intervention that the practices of targeting homes and properties and forced displacement are a fixed and entrenched doctrine in the establishment of the State of Israel and the Zionist entity, and are not just extremist practices of an occupation government.<sup>3</sup> He stressed the importance of working continuously on cooperation among civil society and international institutions to establish this concept in all international reports, not least to develop content of the crime of for codification purposes.

As for the fifth session of the second day, participants from Iraq presented a brief review of the displacement situation and the challenges facing the restoration of homes, lands, and

<sup>3</sup> See *Coveting Land, Targeting homes, Shelters and Shelter Seekers: Israel's raison d'état, military doctrine and consistent practice* (Cairo: HIC-HLRN, 2024), <https://www.hlrn.org/img/publications/landday2024.pdf>.

properties due to climate change and water scarcity in Iraq. There, Dr. Khalid said that 145 areas are affected by water scarcity and most of their residents, who are farmers and fishermen, were forced to move from those areas to search for stable livelihoods, especially since 55% of the agricultural land area is threatened by desertification.

Dr. Khalid pointed out that Dhi Qar Governorate witnessed the highest wave of displacement (34%), followed by Maysan Governorate (20%), and the drying up of water resources has displaced 62,000 families across Iraq. These include 10 sites completely abandoned, most of them in Dhi Qar Governorate. This shows the extent to which severe climatic factors contribute to hindering the return of displaced families to their HLP, due to the loss of livelihoods in their original areas, from which they were displaced during the war between sectarian militias.

Ms. Saadia al-Salhi pointed out that the conflict between sectarian armed militias and the civil war, with their large-scale agricultural land and housing seizures, are among the main challenges facing HLP restitution in northern and central Iraq. She also referred to diverting rivers and building dams in neighboring Türkiye and Iran as simultaneously damaging Iraqi society rights (i.e., equitable and sustainable access to, use of, and control over) sufficient water resources. This in addition to degradation and contamination of agricultural lands from remnants of war and weapons.



Figure 12: Souad Mahmoud (Tunis) presents the food sovereignty principles. Source: HIC-HLRN.

Saadia recommended raising the capabilities of civil society to deal with transboundary river issues, and to determine the international responsibility of neighboring countries protect against harming the rights of the Iraqi people their rights to the natural resources of water and arable land. This requires also enabling civil society to help affected communities and those threatened with displacement in adaptation projects and to stabilize families and local communities in enjoying their full habitat rights.

In the sixth session, participant Muhammad al-Yatari from Yemen presented the challenges facing HLP restitution in Yemen. The most important of these is influential tribes and armed militias looting and seizing homes and lands in the areas under their control. Illicit resales add another layer of complication to HLP restitution. Barriers to obtaining replacements of

lost identification papers and tenure-verification documents pose additional obstacles to restitution. With the collapse of the political and security systems under protracted civil war, women have lost any hope of claiming their rights to their HLP. The legal and judicial systems have collapsed and, thus, illegal practices have exacerbated violations of HLP rights.

The committee formed by a presidential decree following the national dialogue to address land and property issues has not developed implementation mechanisms or determined how to compensate those affected. The committee's employees have little capability to identify cases and mount lawsuits for the reparation of victims, or even to form mechanisms to bring looters of those lands to justice. The loss of public records has greatly facilitated land seizure and sale through illegal means. The profit from them by the powerful, combined with the weakness of the judicial system since its loss of independence with Ali Salih regime. Impunity for such violations prevails.

Ahmed Mansour (HIC-HLRN) proposed that Yemen needs a **restorative justice approach** that integrates the victim groups into the peacebuilding and institutional reform process, and addresses the root causes of the conflict that caused the deterioration and complexity of the land management file, according to the study conducted by HLRN on reparation for victims of land violations, *Counting on Justice: A Reckoning of Land Rights Violations and Reparations for Victims in Yemen*,<sup>4</sup> which comes as a result of five years of collecting facts, consulting with victims, and strategic planning for civil society in order to bring about remedy and reparations for those affected. It also exemplifies the required contribution from civil society in building transitional justice in line with the processes and mechanisms of the Yemeni National Dialogue, which regrettably ceased functioning during the conflict.

In the same context, the eighth session addresses HLP restitution in Sudan for the displaced as a result of the state of conflict and internal disputes.

Salah Abu Kashawwa, from the Istitadama Organization for Land and Environment Governance (Sudan) presented a review of the displacement situation and map. Since the war between the North and the South, then the conflict in the Darfur region, and finally the conflict between the Rapid Support Forces militias and the National Army, the number of displaced persons who have not returned to their original villages has reached nearly 10 million who left their homes and original villages, including 9 million IDPs, thus exceeding the number of displaced Syrians, which is 7 million displaced persons.

It is the highest rate of silent displacement in the world, and it does not receive sufficient international attention. It is difficult for international organizations to reach the majority of those displaced families who live outside the displacement camps, because the majority of displaced Sudanese families live in the homes of other Sudanese citizens, and they are not registered with international relief organizations, and there are no statistics on those displaced families.

There are also more than a million displaced people coming from Ethiopia as a result of the climate conditions of drought, desertification and the Tigray war with the Ethiopian

---

<sup>4</sup> The complete original Arabic version is *التعويل على كفاءة العدالة: العواقب التي تواجه ضحايا انتهاكات حقوق الأرض ومشروع دعم العدالة* (Cairo: HIC-HLRN, 2021), <http://hlrn.org/img/documents/Yemen - Interactive.pdf>.



government. Salah added that the recent war in Sudan, which broke out in April 2023, and which led to the displacement of 70% of the population of Khartoum, has become a form of settlement, where families are expelled from their homes and settled by other people and they are given ownership documents for those homes that are seized by the militias, which will be followed by consequences in the extent to which those homes and properties can be restored to their owners who were displaced as a result of the war.

Salah unraveled the confusion between refugees and displaced persons, especially since the refugees fleeing war in South Sudan in 2013 became refugees in northern Sudan. Then, when the war broke out in April 2023, many returned to again to South Sudan. Some international reports considered the refugees from South Sudan as 'displaced persons' from northern Sudan, not refugees who repatriated in South Sudan. Thus, there is a need for a technical mechanism to collect and verify data and documents that help IDPs prove and recover their property.

He also pointed out that burning records and destroying departments concerned with registering land and property will pose a major challenge in identifying the original owners of property and land who are entitled to recover them, especially in light of the settlement plan practiced by the Rapid Support Forces militias, especially in areas of the capital Khartoum, and the Darfur region, especially West Darfur State, after the Rapid Support Forces carried out ethnic cleansing operations there last year, killing 5,200 young men and men from the Masalit tribe in the city of Janaina, and expelling women, as well as other areas in Darfur, where the original villagers were expelled and replaced with militia families and the homes and lands of the residents were seized, and the same thing happened in Kordofan and al-Jazira State.

This systematic demographic change by the Rapid Support Forces militias has not been documented or highlighted by reports from international organizations, and there is no warning of the consequences of these systematic practices in eliminating the right of those displaced from their homes and lands to recover them again. Salah pointed out that civil society has a major role and needs support and capacity building, in terms of collecting information and documenting cases of land and home looting, especially since these violations are difficult for international organizations to limit or collect due to the difficulty of reaching the victims of these violations, in light of the difficulty of movement and movement imposed by the Rapid Support Militias in the areas under their control, as well as the difficulty in estimating the types of holdings and customs that define and shape the relationship of tribes with the land.

In the eighth and final session of the Land Forum, Schechla presented a review of HLRN tools developed over the years through projects and case studies. The most important resource is the Violations Database, which records land and housing rights violations along four classifications, specifying as much as possible the number of affected victims, responsibility of duty bearers and material impacts. Most available reports omit important basic data, so much of the longer-term and noneconomic costs, losses and damage are rare to come by.

For in-depth inquiries into costs, losses and damage, including for climate-change impacts. The methodology for quantifying such values is the Impact-assessment Tool (IAT) for determining losses and damages for real values and calculated costs incurred by victims entitled to reparation. It is necessary to ensure that the FLD's methodology for determining costs, losses and damages, as well as eligibility, target the most-affected households and communities. The FLD will support is not limited to the relationship between countries, but should include that affected local communities are the primary beneficiaries of the Fund.

### **Recommendations and commitments to action:**

At the end of the discussion on the prospects for cooperation and the joint strategy, the participants in the forum presented a set of main recommendations that must be worked on during the coming period, namely:

- **Develop a legal guide for litigation to support affected communities facing displacement due to climate change and conflict;**
- **Establish a legal working group to follow-up on the recommendations of the Land Forum;**
- **Monitor and evaluate impacts in illustrative cases as needed for reports that reflect the reality of affected communities;**
- **Operate truth-telling committees and community dialogues to achieve real transitional justice, including accountability and reparations;**
- **Raise the capabilities of civil society in transboundary river issues to determine international responsibility (extraterritorial obligations) of neighboring countries to protect and restore the Iraqi people's rights to their water resources and arable land;**
- **Pursue a restorative justice approach that integrates the victim groups into the peacebuilding and institutional-reform processes (within the rubric of transitional justice);**
- **Focus our reports and monitoring tools on displacement due to climate change and conflict, as impacts are similar and need a victim-centered and rights-based approach to remedy in both contexts;**
- **Pay attention to water scarcity and water resources issues between and among countries of the region, especially understanding the sources and applicable standards;**
- **Coordinate between civil society organizations at the national and regional levels to pursue funding, build capacity and training to diagnose the situation, issue reports or case studies related to violations resulting from the effects of climate change, including those beyond the borders of countries, especially mass displacement resulting from environmental disasters or extreme and slow-onset climate-change phenomena;**
- **Form a legal working group that contributes to building and strengthening legal frameworks with the human rights approach to remedying loss and damage from climate change; conflict, occupation and war; prolonged displacement across many countries of the region;**
- **Further develop the gender dimension and gender equality in loss and damage with parties to the Loss and Damage Fund;**

- **Develop and share methodologies by civil society that take into account the specificities of the region to contribute to the ability of local communities and displaced persons to withstand and recover from (be 'resilient' amid) the effects of climate change on housing and land tenure security;**
- **Raise awareness and empowering affected or vulnerable groups, in order to pressure decision-makers to establish clear accountability mechanisms and redress for displaced victims and affected communities;**
- **Strengthen civil society's capabilities and capacities to access accurate information, and support local community capacities to find information and data related to housing, land and property recovery issues, and link them to experiences in other regions;**
- **Share with international organizations and government decision makers the concerns and methodologies being worked on by civil society to remedy displacement and assess affected persons'/communities' costs, loss and damage, raising the remedy of long-term displacement as a priority in international discourse and forums concerned with climate and sustainable development.**

**Program**  
**Remedies for Climate Change and Conflict-induced Displacement**  
**MENA Regional Land Forum VII, Istanbul, 12–13 May 2024**

<b>Day 1: 12 June 2024</b>		
9:00-9:30	Welcome to the MENA Land Forum VII: Ahmed Mansour, HIC-HLRN	
9:30-10:00	Participant introductions, expectations	
10:00-10:30	Land Forums Past and Looking Forward, Joseph Schechla	
10:30-11:00	Discussion	
<i>Break</i>		
<b>Costs, Loss and Damage associated with Climate Change</b>		
11:15-11:45	Hala Murad, Dibeen Environmental Development Society & Abdel Mawla Ismail, Egyptian Association for Collective Rights	Global Climate Justice Platform
11:45-12:15	Muhammad al-Helow, Egyptian Initiative on Climate Change and the Built Environment	Urban loss and damage constituency
12:15-12:45	Ahmed Mansour, HIC-HLRN & Mohamed al-Yatari, International Youth Council – Yemen	Transitional Justice & land restitution in Yemen
12:45-13:15	Maede Salimi, Center for Sustainable Development and Environment (CENESTA)	Effects of climate change on rural communities in Iran
13:15-13:45	Discussion	
<i>Lunch</i>		
14:45- 15:15	Taleb Brahim, Sahrawi Farmers Union	Effects of climate change in Western Sahara
15:45- 16:15	Hassiba Belghith, Sustainable Development and Citizenship Assoc.	Loss and damage in Tunisia
15:15- 15:45	Joseph Schechla, HIC-HLRN	Methods for monitoring climate finance
15:45-16:15	Joseph Schechla, HIC-HLRN	Quantifying costs, loss and damage
16:15-16:45	Discussion: Prospects and strategies for collaboration	
<i>Adjournment</i>		
<b>Consolidating Civil Actions</b>		
17:00- 17:30	Discussion	Capturing lessons, priorities and opportunities for collaboration
<b>Day 2: 13 June 2024</b>		
<b>Housing, Land and Property Restitution for Refugees and Displaced Persons</b>		
9:30-10:00	Ahmed Mansour and participants	Recap of Day 1
10:00- 10:15	Joseph Schechla, HIC-HLRN	Regional overview of displacement
10:15- 10:45	Arab Land Initiative – Global Land Tool Network (GLTN)	Documenting HLP rights
10:45-11:15	Anwar Majanni, The Day After	Obstacles to HLP restitution in Syria
11:15–11:45	<i>Break</i>	
11:45-12:15	Tasneem Fuad, Land Research Center-Jerusalem	HLP Restitution in Palestine – West Bank
12:15–12:30	Ahmed Sourani, Gaza Urban and Peri-urban Agriculture Platform (GUPAP) (via Zoom)	Prospects for Gaza’s Food System under Genocide
12:30-13:00	Saadia al-Salhy & Khalid Naji, Together to Protect the Human and the Environment	HLP restitution in Iraq
13:15-13:45	Discussion: Prospects and strategies for collaboration	
<i>Lunch</i>		
14:45-15:15	Mohamed al-Yatari, International Council of Youth	HLP reparation in Yemen
15:15-15:45	Ahmed Mansour, HIC-HLRN / Salah Abu Kashawwa, Istidama – Centre for Land and Environmental Governance (via Zoom)	Displacement in/from Sudan
15:45-16:15	Discussion: Prospects and strategies for collaboration	
<i>Break</i>		
<b>Consolidating Civil Actions</b>		
16:15-17:00	Moderated by one of the participants with HLRN	Regional strategic plan of action
17:00-17:15	Capturing lessons learnt and opportunities for cross-regional collaboration, Joseph Schechla & Ahmed Mansour	Concluding remarks
<i>Departure</i>		



### Land Forum VIII Participants 2024

Name	Surname	Organisation	Country	Email
Yasser	AbdelKader	Housing and Land Rights Network - Habitat International Coalition	Egypt	<a href="mailto:yasser@hlrn.org">yasser@hlrn.org</a>
Saadia	Alsahy	Together Association to Protect the Human and the Environment	Iraq	<a href="mailto:saadiaalsahy@gmail.com">saadiaalsahy@gmail.com</a>
Mohammed	al-Yatari	International Youth Council - Yemen	Yemen	<a href="mailto:Alyatari49@gmail.com">Alyatari49@gmail.com</a>
Hala	Barakat	Egyptian Initiative for Personal Rights	Egypt	<a href="mailto:hala.barakat@gmail.com">hala.barakat@gmail.com</a>
Hassiba	Belghith	Sustainable Development and Citizenship Association	Tunisia	<a href="mailto:Hassibabelghith@yahoo.com">Hassibabelghith@yahoo.com</a>
Taleb	Brahim	Sahrawi Farmers Union	Western Sahara	<a href="mailto:tbrahim8@gmail.com">tbrahim8@gmail.com</a>
Moayyad	Bsharat	Union of Agricultural Work Committees	Palestine	<a href="mailto:moayyad@uawc-pal.org">moayyad@uawc-pal.org</a>
Mohamed	El-Helow	Egyptian Commission for Rights and Freedoms	Egypt	<a href="mailto:elhelw464@gmail.com">elhelw464@gmail.com</a>
Tasneem	Fuad Sulaiman	Land Research Center-Jerusalem	Palestine	<a href="mailto:tasneem@lrcj.org">tasneem@lrcj.org</a>
Abdelmawla	Ismail	Egyptian Association for Personal Rights	Egypt	<a href="mailto:abdelmawla.ismail@gmail.com">abdelmawla.ismail@gmail.com</a>
Khalid	Khawaldeh	Dana and Qadisiyah Local Community Cooperative	Jordan	<a href="mailto:khalid.khawaldeh@yahoo.com">khalid.khawaldeh@yahoo.com</a>
Souad	Mahmoud	World March of Women	Tunisia	<a href="mailto:souadmahmoud@outlook.com">souadmahmoud@outlook.com</a>
Anwar	Majanni	The Day After	Syria	<a href="mailto:amajanni@tda-sy.org">amajanni@tda-sy.org</a>
Ahmed	Mansour	Housing and Land Rights Network - Habitat International Coalition	Egypt	<a href="mailto:amansour@hic-mena.org">amansour@hic-mena.org</a>
Hala	Murad	Dibeen for Environmental Development	Jordan	<a href="mailto:hala.hlrn@gmail.com">hala.hlrn@gmail.com</a>
Khalid	Naji Abd	al-Aghsan Foundation for Agricultural and Environmental Development	Iraq	<a href="mailto:cd@alaghsan.org">cd@alaghsan.org</a>
Jana	Nakhal	World March of Women	Lebanon	<a href="mailto:jana.nakhal@gmail.com">jana.nakhal@gmail.com</a>
Maede	Salimi	Environment and Development Sustainable for Centre	Iran	<a href="mailto:salimi.maede@gmail.com">salimi.maede@gmail.com</a>
Joseph	Schechla	Housing and Land Rights Network - Habitat International Coalition	Egypt	<a href="mailto:jschechla@hic-mena.org">jschechla@hic-mena.org</a>
Ahmad	Sourani	Gaza Urban & Peri-Urban Agriculture Platform (GUPAP)	Palestine	<a href="mailto:ahmed.sourani@gupap.org">ahmed.sourani@gupap.org</a>