

**Key Messages on Housing, Land and Property Issues (HLP Working Group)**  
**(excluding bunkhouse standards)**

- A recent shelter and WASH sector assessment showed that over 30% of affected households have little to no formal security of tenure. Strength of tenure is a key factor in people's resilience and recovery capacity. Households that did not own a house and/or land prior to the typhoon, as well as those households who wish to relocate, will need specialised support to ensure they access tenure security and are thus able to address their shelter needs through durable solutions.
- Families who occupy land in both formal and informal ways have been affected. It is imperative that humanitarian assistance (including the provision of shelter) is provided to all those affected, regardless of tenure status and that consideration be given to a durable perspective.
- It is critical to avoid further hardship through multiple displacements or involuntary resettlement that affects the community's unity. Any movement of people should be voluntary, dignified and based on their informed consent. Displaced persons should have the right to return to their original place of residence, except when return creates a risk to life, health or physical integrity.
- The Government has recommended that a 40 metre 'no build zone' be observed in affected coastal areas, however it is the responsibility of local government units to decide how these are implemented and enforced. Whilst in some areas people urgently need to move in order to avoid being at further risk by future storms, in other areas methods of disaster risk reduction may be more appropriate, such as 'non-residential zones' where families could maintain a livelihood but not live.
- Informal settlers are likely to be most at risk from the imposition of a no build zone. In many areas these communities will have to relocate; it is vitally important that they continue to have access to livelihoods, social services and infrastructure.
- Community consultation and participation is essential. The involvement of local government units is imperative to ensure that decisions made by the communities are respected by the authorities and that community-led solutions to housing, land and property concerns are developed as far as possible. This is especially important for the most vulnerable, including indigenous communities. The international community is ready to support the authorities throughout this process.
- Given the scale of the typhoon and storm surge, in many areas documentation (eg lease agreement, land titles) has been lost or destroyed. Where appropriate, community based approaches to proving identity and agreeing property boundaries should be considered.

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