

## HOUSING LAND AND PROPERTY (HLP) AoR POST-EVICTION UPDATE MOGADISHU

January 18, 2023

**Evicted IDP sites:** Anfac, Baahane, Cawaale, Bilkheyr, Cirkayeer, Dulmane, Anfac one, Galad, Hirwad one, Hirwad Naafada, Liibaan, Nasteex, Murdaar IDP settlements in Garasbaley district, Mogadishu.

**Date of eviction incidents:** December 1-3, 2022

### Summary of Facts

Internally Displaced Persons (IDPs) living in 13 IDP settlements hosting nearly 14,622 individuals (5,849 male; 8,773 female) were issued with an oral eviction notice of 25 days. The IDPs had a formal five-year land tenure agreement that was valid until January 2023 however, this was breached by the landowner. Increased land values amid rapid urbanisation, investment and development in Mogadishu have resulted in landowners claiming back their land for development. Evicted families were rendered homeless with some left stranded in open fields for days. During the incident, one child was injured due to open electric wires. Field visits conducted indicated that some families adopted negative coping mechanisms to cater to the costs of relocation. Vulnerable individuals include: People with Disabilities (40); Elderly (100); Pregnant and lactating mothers (43); and people living with chronic illnesses (35).

### Issues identified

- (i) 2,437 households (14,622 individuals) forcefully evicted.
- (ii) 6,726 individuals (46%) are newly drought-displaced families.
- (iii) Destruction of humanitarian and community infrastructures: 58 latrines; 4 water points; 1 community centres; 1 school, and 1 Quranic school.
- (iv) Loss of livelihoods specifically small businesses and Income Generating Activities (32 small-scale businesses).
- (v) Adoption of negative coping mechanisms to cater to high transportation costs for relocation (40-60 USD).
- (vi) Since the eviction incident, affected families have identified alternative land and self-relocated to:

IDP center Name	IDP Camp Name	HHs	District	GPS coordinates	Ongoing response so far	Land tenure status
Dhibane	Anfac	290	Garasbaley	2.062623 45/.279254		Negotiations for all sites are ongoing for 5-year written land tenure agreements (2023-2027)
Dhibane	Baahane	270		2.062654/45.279254	1 Water point International Medical Corps (IMC)	
Dhibane	Galad	151		2.062665/45.279200		
Kulmis two	Hirwad	250		2.063248/45.280303		
Kulmis two	Anfac one	215		2.063221/45.280111		
Kulmis two	Cirkayeer	170		2.063248/ 45.280303	1 Water point IMC	
Kulmis two	Murdaar	110		2.063248/45.280303		
Kulmis two	Dulmane	189		2.063248/45.280303	8 latrines constructed by Dareyel Bulsho Guud (DBG)	

<b>Kulmis two</b>	Bilkheyr	92		2.063248/45.280303	
<b>Kulmis three</b>	Cawaale	290		2.063079/45.280126	10 latrines and 1 water points constructed by IMC
<b>Kulmis three</b>	Hirwad Naafada	185		2.063079/45.280126	
<b>Kulmis three</b>	Liibaan	132		2.063079/45.280126	
<b>Kulmis three</b>	Nasteex One	93		2.063079/45.280126	

Table 1: IDPs sites that evicted families have relocated to

### Actions Taken

- The Norwegian Refugee Council (NRC) has met with 13 camp leaders to discuss the eviction and other HLP related rights and protections for the affected IDPs.
- NRC is supporting the IDPs and district commissioner to negotiate for five-year written land tenure agreements for the new sites. NRC is also undertaking due diligence to verify ownership and ensure there are no encumbrances on the land. The new leases will provide for sufficient notice as stipulated under the eviction guidelines.

### Humanitarian needs

- So far, limited Water, Sanitation and Hygiene (WASH) support has been provided by two agencies to four IDP sites.
- **Key humanitarian needs include:**
  - Post-eviction cash assistance for the most vulnerable individuals
  - Shelter and Non-Food Items
  - Emergency WASH services
  - Emergency Health and Nutrition services and support
  - Emergency Food Security and Livelihoods support
  - Education in Emergency support
  - Legal assistance and referral services
  - Protection assistance required at current locations

Photos



*Captions: Scenes of the evicted IDP sites*