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GLOBAL LAND TOOL NETWORK

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Expert Group Meeting

On

Housing, Land & Property Rights

In Palestine

14-15 | 09 | 2021

Under the project "Achieving Planning and Land Rights in Area C, West Bank – Palestine (2019-2023)" implemented by the United Nations Human Settlements Programme (UN-Habitat) in partnership with theLand and Water Settlement Commission (LWSC) at the bequest of the European Union (EU)

Introduction

The United Nations Human Settlements Programme in Palestine (UN-Habitat) is pleased to launch its first Expert Group Meeting (EGM) on Housing, Land and Property (HLP) in the occupied Palestinian territory (oPt – Gaza Strip and West Bank, including East Jerusalem) that is organized within the ambit of the project "Achieving Planning and Land Rights in Area C, West Bank, Palestine" in partnership with the Land and Water Settlement Commission (LWSC) and the Global Land Tool Network (GLTN), and funded by the European Union[1].

Objectives

This EGM aims at bringing together experts from the field to introduce ideas related to HLP that analyse potential solutions, address potential risks in Palestine, as well as regional and international approaches and practices that have proven successful in increasing access to land and housing. The EGM will also yield tangible lessons and recommendations for Palestine to enhance the HLP status, including recommendations on policy changes, land-based tools and capacity development, synergies, knowledge management, coordination, networks, and resource mobilisation that will provide a way forward in implementing Palestinian frameworks and targets related to HLP rights.

The EGM is expected to lead to the production of a comprehensive report which will be presented to and discussed at the Land Management and Administration Sector Working Group (LMA SWG) of the Local Aid Coordination Secretariate. The LMA SWG is chaired by the Palestinian Land Authority, co-chaired by the World Bank with UN-Habitat as the Technical Advisor.

Thematic areas

The EGM on HLP rights will focus on two main themes, namely *Human Rights Based Approaches in HLP* and *Modernization of tools and approaches to HLP issues in Palestine*.

The first thematic area, *Human Rights Based Approaches in HLP,* will focus on four sub-themes or areas of focus:

- The Geopolitics of Human Rights Based Approaches in HLP
- Human Rights Based Approaches in HLP and the rights of vulnerable groups – Women, youth, and Bedouins
- Human Rights Based Approaches in HLP in East Jerusalem
- Human Rights Based Approaches in HLP and the Sustainable Development Goals (SDGs)

The second thematic area, *Modernization of Tools and Approaches to HLP Issues in Palestine*, will focus on three sub-themes or areas of focus:

- Land Registration and Tenure Security: International Frameworks, Evidence-based tenure security, and the case of the Gaza Strip
- Digitalisation of HLP information and services: Innovative Tools for Land Governance and Secure Tenure
- Urban Economy and Land-Based Financing

[1] Disclaimer - This publication has been produced with the assistance of the European Union. The contents of this publication are the sole responsibility of the international organisation and can in no way be taken to reflect the views of the European Union.







Agenda

The two-day event will take place on 14 - 15 September 2021at Al-Carmel Hotel in Ramallah, Palestine. To provide a full experience while fully adhering to the COVID-19 guidelines, the event will allow both onsite and virtual participation for panellists, presenters, and participants in all sessions.

- **Day one: 14 September 2021** will cover the first thematic area, *Human Rights Based Approaches in HLP.*
- **Day two: 15 September 2021** will cover the second thematic area, *Modernization of Tools and Approaches to HLP Issues in Palestine.*

Simultaneous translation from Arabic to English and vice versa is available.

Meet the experts! The list of speakers who will participate in both thematic areas in alphabetical order.



Day 1: 14 September 2021 – Human Rights Based Approaches in HLP

Time	Presentation	Topic	Moderation/ Reflections
09:00 – 09:30	Registration		
Opening Session			
09:30 – 10:00	Dr. Zeyad Elshakra, Head of Country Programme of the United Nations Human Settlements Programme (UN-Habitat), Palestine	Welcoming remarks	Dr. Ahmad El-Atrash, Sr. Urban Programme Officer, UN-Habitat
	Mr. James Heenan, Head of Office of the High Commissioner for Human Rights (OHCHR), Palestine	Opening remarks	
	Hono. Mohammed Sharaka, Head of the Land and Water Settlement Commission (LWSC), Palestine		
	Hono. Judge Muhammad Ghanem, Head of the Palestinian Land Authority (PLA), Palestine		
	Dr. Erfan Ali, UN-Habitat Regional Representative for Arab States, Egypt		
10:00 – 10:15	Break		
Session 1: The Geopolitics of Human Rights Based Approaches in HLP			
10:15 – 10:35	Mr. Suhail Khalilieh, Head of Settlement Monitoring Department at the Applied Research Institute – Jerusalem (ARIJ), Palestine	**Presentation:** To Ensuring Palestinians' Rights in Area C	Mr. Amr Nasser, Advisor to the Head of LWSC
	Mr. Jamal Talab, Director General of the Land Research Center, Palestine	**Short Video:** Monitoring Israeli Violations in the Occupied Palestinian Territory	
10:35 – 11:00	Discussion		
11:00 – 11:15	Break		

Session 2: Human Rights Based Approaches in HLP and the Rights of Vulnerable Groups			
11:15 – 11:45	Ms. Majd Hethnawi, Lecturer at Birzeit University, Palestine	**Presentation:** The Impact of the Tribal Judiciary on the Right of Women to Own Land in Palestine	Ms. Haneen Zaqout, Community Mobilizer, UN-Habitat
	Mr. Innocent Houedji, International Coordinator of Youth Initiative for Land in Africa (YILAA), Benin	**Short video:** Importance of Land Governance Capacity Building for Youth in Africa and the Arab region	
	Mr. Jean Du Plessis, Land Specialist, The Global Land Tool Network (GLTN), Nairobi **Reflections:** Mr. Jehad Rabaya, Head of Survey and GIS Department, Ministry of Local Government, Palestine	**Presentation:** Fostering Tenure Security for Bedouin Communities in the West Bank	
11:45 – 12:15	Discussion		
12:15 – 12:45	Break		
Session 3: Human Rights Based Approaches in HLP in East Jerusalem			
12:45 – 01:15	Dr. Donagh Horgan, Project Manager and Research Associate at University of Strathclyde, United Kingdom	**Presentation**: Towards a Place-Based Approach to HLP Policy for Palestine	Ms. Mona AlQutob, Project Coordinator, UN-Habitat
	Dr. Halima Abu Haneya, Researcher at Birzeit University, Palestine	**Short video:** Propertyless Refugees into Landlords	
	Ms. Caroline Ort, Country Director Palestine, Norwegian Refugee Council, Palestine	**Presentation**: HLP cases in East Jerusalem: Sheikh Jarrah and Silwan	
01:15 – 01:45	Discussion		
Session 4: Human Rights Based Approaches in HLP and the Sustainable Development Goals (SDGs)			
01:45 – 02:15	Dr. Samer Raddad, Lecturer and Researcher at Al-Quds University, Palestine	**Presentation**: The Localization of the SDGs for Supporting the Land Management Sector	Ms. Ombretta Tempra, Land Specialist, UN-Habitat/GLTN
	Mr. Mohammad Abu Hammad, Project Coordinator, UNESCO, Palestine	**Presentation:** Management of Cultural Landscape in the West Bank (Goal 11.4)	
	Dr. Heba Soliman, Lecturer at the Architecture Department, Kafr El Sheikh University, Egypt	**Short video:** Housing, Land, Property Rights, and the SDGs in Palestine	
02:15 – 02:45	Discussion		
02:45 – 03:30	Lunch		

Day 2: 15 September 2021 – Modernization of Tools and Approaches to HLP Issues in Palestine

Time	Presentation	Topic	Moderation/ Reflection
09:00 – 09:15	Registration		
Session 5: Land Registration and Tenure Security: International Frameworks, Evidence-based tenure security, and the case of the Gaza Strip			
09:15 – 10:15	Ms. Muna Berat, Head of GIS Department, Land and Water Settlement Commission, Palestine	**Presentation:** The role of GIS technology in land settlement	Mr. John Gitau, Land Information Office, GLTN
	Dr. Eva-Maria Unger, Geodetic Advisor, and Dr. Rohan Bennett, Land Administration Advisor, Kadaster International, Netherlands	**Presentation**: Towards modern land administration solutions in Palestine: utilizing the United Nations Framework for Effective Land Administration (FELA)	
	Dr. Jon Unruh, Professor of Geography at McGill University in Canada	**Presentation:** HLP Evidence Awareness Raising in the Coercive Environment: Digital Advances, Corroborations and Claims	
	Mr. Anwar Abu-Zarifa, Mayor of Abasan Al Kabira Municipality, Palestine	**Presentation:** Land Governance in Unregistered land "Malia Land" - Gaza Strip	
10:15 – 10:45	Discussion		
11:45 – 11:15	Break		
Session 6: Urban Economy and Land-Based Financing			
11:15 – 12:00	Mr. Ammar Salahat, Director General of Land at the Ministry of Agriculture, Palestine	**Presentation:** Fragmentation and consolidation of agricultural land	Mr. Nihad Awad, Head of International Relations and Project Department, PLA
	Mr. Erman Eruz, Senior Analyst at HR&A Advisors, Inc.	**Presentation:** Urban Regeneration and Land Value Capture Lessons from Afghanistan and Mozambique for HLP in Palestine	
	Mr. Habib Sleibi, Land Value Expert, Palestine	**Presentation:** Tools for ending discrimination in HLP rights and increasing access	
12:00 – 12:30	Discussion		
12:30 – 12:45	Break		

Session 7: Digitalisation of HLP information and services: Innovative Tools for Land Governance and Secure Tenure			
12:45 – 01:30	Ms. Nora El Zokm, Researcher at DARNA Research, Denmark Mr. Felix Jackson, Data Scientist at Captive Analytics, United Kingdom	**Presentation:** Forecasting Settlement Activity and Housing Demolitions for Early Warning	Mr. Majed Abu Kubi, Head of Information Management Unit, United Nations Office for the Coordination of Humanitarian Affairs (OCHA)
	Ms. Shahd Mustafa, Coordinator for MENA Region, Global Land Alliance, USA	**Presentation:** Perceptions Data Can Inform HLP Policy in Palestine and Measure SDG Progress	
	Dr. Rafic Khoury, Consultant, Union of Arab Surveyors	**Presentation:** Palestine's Quality of Land Administration Index (2020) and Comparison with Other Arab Countries	
01:30 – 02:00	Discussion		
02:00 – 02:30	Lunch		



Meet the experts!



Dr. Halima Abu Haneya is a PhD degree holder in Social Sciences from Birzeit University in 2021, whose research was: "Thwarting Settler Colonial Policies through Urban self-developments: The case of Shu'fat Refugee Camp in Jerusalem." Dr. Halima also holds a master's degree in Democracy and Human Rights from Birzeit University in 2009, with a focus on "Israel's Human Rights Obligations in the Palestinian Territory after Oslo." Her research interests focus on issues of Palestinian identity, human rights, Jerusalem, settler colonialism and the political economy of the Israeli occupation.



Arch. Mohammad Abu Hammad is an architect and urbanist, holding a bachelor's in architecture from Birzeit University and a master's in Urban Studies (4CITIES in Urban Studies) from the Vrije Universiteit Brussel. He has experience in architecture, urban conservation, and urban studies. He is overseeing several projects at UNESCO Ramallah Office since 2012 focusing on cultural heritage preservation and museums' development.



Dr. Anwar Abu Zarifa is currently the mayor of Abasan Al-Kabira Municipality. He is an associate professor in the Department of Mechanical and Industrial Engineering at the Islamic University of Gaza (IUG) and served as the head of the department before assuming the position of mayor .He obtained his Ph.D. in Mechanical Engineering from the Ruhr-University of Bochum, Germany.



Dr. Erfan Ali is the Director of UN-Habitat Regional Office for Arab States (ROAS). He possesses over 20 years of experience, and an extensive track record, in urban development, regional planning, urban crisis recovery and response, at both government and UN entities. Dr. Ali has many years of distinguished service at the UN and UN-Habitat. He served as the Senior Human Settlements Officer and Deputy Regional Director of UN-Habitat ROAS (2018-2019). Prior to this, he led the work of UN-Habitat in Iraq as the Country Programme Manager (2013-2018), supporting response to urban challenges from both humanitarian and development perspectives.



Dr. Rohan Bennett is an internationally recognized academic and advisor in the land administration sector, specialising in land and property information systems. He brings over 20 years educational experience in diverse settings and has co-authored more than 200 articles, reports, and presentations. He has consulted in numerous countries across Eastern Africa, Asia, and Europe. He is Chair Elect (2021-22) for Commission 7 of the International Federation of Surveyors (FIG) for the period 2023-26; and was an active member of the editing team for the UN-GGIM endorsed 'Framework for Effective Land Administration'. He holds a PhD in Land Administration from the University of Melbourne, Australia.



Ms. Muna Berat has been working in the land sector for more than 10 years, specialized in technical matters and modern technologies. She holds a bachelor's degree in Geography from Birzeit University, a professional diploma in surveying, a master's degree from the Department of Geography at Birzeit University in urban planning. She is currently working as the Director of the Geographic Information Systems Department in the Palestinian Land and Water Settlement Commission, as the department's mission lies in the technical management of all the authority's offices in the West Bank.



Mr. Jean du Plessis is a land specialist based in the Land, Housing and Shelter Section of UN-Habitat, Nairobi. He draws on more than 25 years of experience in the areas of land, housing, human rights, forced evictions and development. Jean has been with UN-Habitat since 2011, leading on the continuum of land rights, land-based finance, land readjustment and capacity development. He holds an MA with Distinction in Political Philosophy from the University of Stellenbosch; and has produced a variety of reports, papers and publications on land, human rights, and development issues.



Dr. Zeyad Elshakra is an engineer and urban development practitioner and has more than thirty years of professional experience in development issues, including teaching, research, analytical and advisory services, and programme administration in the fields of housing, urban development and management, institutional development, and capacity building. He has a wide expertise in innovative participatory and responsive solutions to urbanization and housing challenges. He has more than 20 years of experience working for international organizations. He holds a PhD from the University of Missouri-Columbia, United States of America.



Ms. Nora El Zokm is a conflict researcher and facilitator with over 10 years of experience in the MENA region. She is the founder of DARNA Research - a research institution specializing in the application of academic models to understand conflict dynamics in the Arab world. DARNA focuses on bridging the scholar-practitioner gap in development, humanitarian, and peace-building agencies. Nora has consulted for iNGOS working in Palestine, Jordan, Syria, Yemen, Iraq, and Kurdistan.



Mr. Erman Eruz is a Senior Analyst at HR&A Advisors, a real estate and economic development consulting firm based in New York. Mr. Eruz specializes in the planning and financing of infrastructure and urban regeneration frameworks, both in the US and globally. He has worked with the public sector in Afghanistan and Mozambique, on behalf of the World Bank, to provide technical assistance on urban regeneration and land value capture, respectively. Mr. Eruz has also advised private clients on mixed-use master plans in Egypt and Saudi Arabia. Mr. Eruz holds a Master of Architecture from Rice University and a Bachelor of Science in Civil Engineering from Princeton University.



Hono. Judge Muhammad Jawad Subhi Ghanem holds a Bachelor of Law Degree from An-Najah National University. He has been registered with the Palestinian Bar Association since 2003. He was appointed a Magistrate Judge in Bethlehem, Ramallah, Dura in Hebron, Jericho, and Salfit, and then as a Land Settlement Judge from the year 2011 until 2018. In 2018, he held the position of Vice Chair of the Palestinian Land Authority until 2020, where he held the position of Acting Head of the Palestinian Land Authority, until he was appointed as the Judge Delegate to Head the Palestinian Land Authority in 2021



James Heenan (Australia) is the Head of the occupied Palestinian territory country office of the Office of the UN High Commissioner for Human Rights (OHCHR). He has worked with OHCHR for 15 years, previous roles including Chief of a treaty body section in headquarters and Country Representative in Cambodia. Prior to joining the UN, he worked in academia on labour rights issues, and was a practicing lawyer in the United Kingdom and in his native Australia.



Mr. Innocent Antoine Houedji, Youth Land specialist, Coordinator of Youth Initiative for Land in Africa (YILAA), has over 10 years of experience in land expertise, management, business planning, financial analysis, software engineering, operations, and decision analysis. Before founding YILAA in 2019, Innocent Antoine worked on the Millennium Challenge Corporation's Land Access Project in Benin where he has done much research about Youth Access to Land. He has previously held various management positions in Benin, most recently as Regional Head of Office of the Benin National Agency for Land Affairs and Domains (ANDF).



Ms. Majd Hethnawi is a lecturer within the Leadership and Citizens Program at Birzeit University and is a researcher on issues related to human rights, specifically in Palestine. She holds a Masters' degree in Democracy and Human Rights from Birzeit University.



Dr. Donagh Horgan is a researcher, architect and development consultant specialising in social innovation, community resilience and placemaking. Alongside academic research, he has worked on public sector transformation, with specialist knowledge in service design methodologies. Trained as an architect, he worked for several years internationally in design and planning before pursuing doctoral studies – examining holistic approaches to problem solving in communities. His research examines the effects of over-tourism on urban societies, social exclusion, and the relationship between structural policy solutions, mainstream urban planning, and management models for urban governance.



Mr. Felix Jackson is Co-Founder of Captivate Analytics, and specialises in the application of machine learning and statistics to solve real-world problems. He is a PhD student in the computer science and statistics departments at the University of Oxford, and his research focuses on the application of deep learning in healthcare. Mr. Felix was previously head of research at AKTEK, where he led research and algorithmic development applying natural language processing and machine learning techniques for UK-funded programmes in fragile and conflict affected states. Felix has a master's and bachelor's in Natural Sciences from the University of Cambridge.



Mr. Suhail Khalilieh is the Head of the Settlements Monitoring Department at ARIJ. He is a political analyst and an expert on Israeli settlements and policies practiced by the Israeli army in the occupied Palestinian territory. He leads projects focusing on the Israeli Settlement activities in the West Bank with focus on hot spots including Area C, Jordan Valley, and East Jerusalem. This is in addition to monitoring the changes in geopolitical land use with a focus on settlements, outposts, closed military areas, nature reserves, amongst others. He published and participated in the publication of a couple dozens of articles and chapters of various interests on the matter.



Dr. Rafic Khouri is a PhD holder in development economics from Sorbonne University. He is a former senior international officer of the Order of the French surveying engineers, he is a consultant in land governance with special interest on women's housing, land, and property rights. He is a senior consultant supporting the Global Land Tool Network's "Arab Land Initiative", and for the World Bank on Land Governance in Arab Countries. Dr. Khoury acts as an advisor to the President of the Arab Union of Surveyors and an elected member (in 2018 and 2020) of the GLTN's Steering Committee and a co-lead of its Professional Cluster.



Ms. Shahd Mustafa's specialism is in refugees and internal displaced people's rights to housing, land, and property. With a master's degree in land management and land tenure from the technical university of Munich, she has five years' experience in the use of land, innovative tools in land management, and land governance. Ms. Shahd is also an activist in developing capacity building approaches in the Arab region.



Ms. Caroline Ort is the Country Director of the Norwegian Refugee Council (NRC) in Palestine. She is a Dutch international human rights lawyer (University of Leiden, 1994) with over 25 years' experience in conflict zones and protracted emergencies. She has been based in Jerusalem since August 2018 and supervises NRC's legal aid programmes as well as its emergency and education interventions.



Eng. Jehad Rabaya was born in 1965 in Meithalun, Jenin Governorate. In 1994, Eng. Rabaya graduated from the University of Soporon – Hungary, with a bachelor's degree in surveying. Since 1996, Eng. Rabaya has been working at the Ministry of Local Government in Palestine. He is the Director of Surveying and GIS department. Furthermore, he is a member in various national committees, i.e., Land Settlement, Geographic Names, Spatial Data Infrastructure, Technical Committee of the Higher Planning Council, and the head of planning committee in Area C of the West Bank.



Dr. Samer Raddad is a lecturer and researcher at Al-Quds University with Ph.D. in Urban Planning. As a Principal Investigator (PI), he led several research projects in strategic planning, urban development, higher education, urban agriculture development, and geopolitical studies. As a practitioner, Raddad worked as a consultant and expert with several governmental and non-governmental organizations in urban development, land management, localization SDGs, and scientific research issues such as the Ministry of Local Government, GIZ, UN-Habitat, and DAAD.



Eng. Ammar Salahat is the General Director of Land Department at Ministry of Agriculture. He is an expert in Palestinian agricultural land management. He received his bachelor's degree in Agricultural Science and his master's degree in Environmental Science from An Najah National University in Palestine



Hono. Mohammed Sharaka received his Bachelor of Management from Al-Quds University and his Master of Management from Birzeit University. Mr. Sharaka has extensive experience working in the public sector, he worked in the Palestinian Ministry of Finance, the Governorate Office of Ramallah and Al-Bireh and the Palestinian Ministry of Justice. He was appointed General Manager of the High Court Council, then General Manager to the Palestinian Land Authority. On 21 January 2020 a Presidential Decree appointed him as Head of the Land and Water Settlement Commission.



Mr. Habib Sleibi is a Civil Engineer and a Land Value Expert and Contracts Arbitrator Expert Member at Supporting Commercial and Engineering Arbitration Association. He is currently an evaluator at the Palestine Capital Market Authority working on real estate appraisal and land and building valuation.



Dr. Heba Soliman graduated from the Department of Architecture at Tanta University in 1998, and is a double-Masters holder, a master's degree in Evaluation Upgrading Projects for Deteriorated Urban Zones from Tanta University 2005, and a second master's degree in Resource Efficient Cities from Ain Shams University in 2021. She also holds a Diploma in Planning and Socioeconomic Development from Institute of National Planning 2007, and a PHD in Assessing Patterns of Urban Transformation in City's Structure from Cairo University in 2015.



Mr. Jamal Talab is the General Director of the Land Research Center (LRC). He conducted many studies and research on statistics related to education, water, and individuals in Jerusalem, and Israeli violations against Palestinian land and housing rights. He has several publications on colonization, land seizure, and legal defence techniques. He is an active member in the Land and Housing Rights Network.



Dr. Eva-Maria Unger holds a PhD from the Faculty of Geo-Information Science and Earth Observation (ITC), University of Twente, The Netherlands. Her research focused on Responsible Land Administration and Disaster Risk Management. She completed her Master (MSc/Dipl.Ing.) at the Vienna University of Technology (TU Wien) in 2011. She is Geodetic Advisor at Kadaster International working on projects in Mozambique, Indonesia and Balkan Region, Armenia, and Nepal. Further, she is working in close collaboration with UN-Habitat GLTN and UNGGIM.



Dr. Jon Unruh is a Professor of Geography at McGill University in Canada. His research applied and policy work over the past 25 years has focused on war-affected human geographies, with a particular focus on the re-establishment of land and property rights after armed conflict. His past work has dealt with Islamic, customary, statutory, and war-related approaches to land rights and how these interact with displaced populations, ethnic cleansing, restitution, legal pluralism, and agriculture in post war and peace-building scenarios. Dr. Unruh has worked in the Middle East, Africa, Latin America, and Southeast Asia.