Learning Workshop on Women, Land and Housing Rights: Assessing the impacts of dispossession
30 September–2 October 2020
Lusaka, Zambia
Assessing the impacts of dispossession

Zambia Cases and Typology

Habitat International Coalition - Housing and Land Rights Network
• Activities of national investors
• Activities of transnational corporations
• Armed conflict and post-conflict
• Commercialization of traditional lands
• Development or infrastructure project
• Disaster (natural or human-made)
• Early marriage (due to land scarcity)
• Gentrification (urban)
• Inheritance: (generational, widowhood)

• Land grab
• Land reform issues
• Mega-event
• Military occupation, punitive
• Political corruption
• Political violence
• Preying on women per se
• Punitive
• Urban land tenure insecurity in informal settlements
• Combinations of the above
<table>
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<tr>
<th>Title</th>
<th>Date</th>
<th>Region</th>
<th>Country</th>
<th>Victims</th>
<th>Details</th>
<th>Type of violation</th>
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Incidents / cases
Type(s) of violation

- Eviction
- Dispossession
- Damage, destruction
- Privatization
- Lost/inequitable inheritance
- Other
- Any combination
Stage

- Pre-violation
- During violation
- Post-violation
Redress sought

- Juridical
- Administrative
- Customary / traditional
- Other
- Redress status
Inga 3: DRC Pre-eviction
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<td>81</td>
<td>22,6</td>
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CIAH-Cameroon and CONGEH trained 30 young data collectors (09/10), using SPSS.

Collected information for 10 days in neighborhoods Messa-Career and Mbankolo (Yaoundé).

6 data collectors counted data over 15 days with CIAH/CONGEH coordination team.

November 2011, CESCR parallel report.

Analysis by an engineer, statistician, report writers, publishing a book on evictions in Cameroon cities & validated in stakeholder workshop.
Cameroon:

- Hundreds of families risk eviction
- >2K people facing eviction
- Demolition Threatens 3K Families
- Yaounde, >250 Families Homeless
- 397 Douala Families in Distress
Muthurwa Estates - Nairobi

Source: www.teknobyte.co.ke
Justice Musinga ruled:

1. That the honourable court be pleased to issue a temporary injunction against the respondents, their servants, agents, and other such persons claiming under the respondents from demolishing, evicting, terminating leases or tenancies, transferring or in any way interfering or alienating the suit premises.

2. That an order compelling the respondents jointly and severally to reconnect sewerage systems, water supply and toilet facilities, perimeter fence and other amenities to the suit premises.

3. That the respondents be compelled to accept rent from the petitioners and the persons they represent forthwith or in the alternative, to deposit the same with the court.

4. That an order that the respondents pay the costs of this application.

5. Such other relief as this honourable court may deem fit to grant.
Objectives:

- Describe the basic characteristics of the households,
- Assess quality of housing conditions & HH amenities,
- Record goods (movable assets) HH owned & values,
- Assess one-time cost & duration for relocation of the households due to a potential eviction,
- Assess the increase in household expenditure for relocation due to a potential eviction.
Findings: Additional recurrent expenditure due to displacement

- **Transport**: total additional cost of relocation per month for 40 households = Ksh. 834,540 (€7,620), or Ksh. 19,733 (€180) on average;

- New nursery schools, health facilities, worship spaces, and recreation centers closer to their new location = Ksh.12,766 (€117)/month.
Conclusions:

- General loss of well-being: Housing & amenities, health, safety, comfort, etc.;
- Since October 2010, loss housing quality (intangible cost);
- Loss of easy physical access to facilities: work, school, healthcare, childcare, recreation and worship, general CBD services (both a tangible and intangible cost);
- Loss of mutual support & benefits of inter-HH relations & social bonds forged over time (intangible cost);
- If HH secure equivalent housing and amenities at same rent, they would have to relocate 20 kms from CBD, & HH expenditure for transport alone increase by average Kshs. 19,733 (€160)/month, eventually reducing to Kshs. 12,766 (€117)/ month (tangible cost) + added travel time (intangible cost).
Such displacement would be far beyond the means of the households, driving HHs to places with worse housing conditions and access to facilities and services;

The HHs are needy & their displacement will make them worse off;

This displacement aggravates urban poverty situation of Nairobi.

However, the findings of this quantification exercise should aid the judge to mitigate that impoverishment through the final court—was expected in March 2013—by determining:

“such other relief as this honourable court may deem fit to grant.”
80 women & 20 men surveyed
low-income, cramped, crowded housing
86% did not receive supports (immunization, medicine, mosquito nets)
discrimination against fisher communities
threat of sexual violence
convergence of three issues:
› urban expansion
› insecure, precarious livelihoods
› military securitization discourse
Upscaling the EvIA / Loss Matrix Tool: Land Reparation and Transitional Justice
“Assessing Impacts of Women’s Dispossession of Land and Home”

Counting real costs

A project of
Habitat International Coalition - Housing and Land Rights Network