

LAND MATTERS

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Community awareness session in Azad Barra, PAK



A landless beneficiary receiving financial assistance through One Window Operation in Hattian, PAK

UN-HABITAT is pleased to present the March 2009 Edition of the Land Matters. Based on our experience in the post disaster situations in NWFP, PAK, and more recently in Balochistan, we continue to explore the land related issues and the possibility of replicating the valuable experience gained through our work. In addition, we continue to bring real life examples from our experiences in the form of case studies for our readers.

The current edition presents an update on our on-going activities in NWFP and PAK for the rehabilitation of earthquake affected communities residing in the highly hazardous areas. The second phase of ERRA Rural Landless Project implemented by UN-HABITAT in close collaboration with Revenue Departments of NWFP/PAK and Geological Survey of Pakistan (GSP) has now entered in tenth month of its implementation. Overall, the project has thus far benefited over five thousand families through efficient, transparent and beneficiary focused model of land mutation system in both phases. It is estimated that another five to six thousand families will benefit from this project.

The Revenue Departments in PAK and NWFP are the key partners in the implementation of Rural Landless Project. A recent interview with Raja Muhammad Farooq Niaz, Senior Member Board of Revenue (SMBR), PAK, is also published in this edition. It gives an account of SMBR's perspective on the overall progress of this project and the local support contributing to its success.

The March edition includes a historical perspective of land management system in PAK, by Former Financial Commissioner of PAK, Mr. Tariq Masud. The article elaborates on the evolution of land management system and various classifications of land. It further explains the dynamics of these categories including State Owned Land, Privately Owned Land, and Village Common Land.

The edition presents a contribution by Dr. Noman Ahmed focusing on the recent trends in the real estate business in Pakistan, and its implications on the overall land management system. The article also explores how an efficient Land Information System could improve various aspects of land record management including but not limited to ownership details, description of registration, land use, geographical parameters and topographical characteristics.

The present edition also includes two articles contributed by the researchers at Collective for Social Science Research, Karachi. The articles highlight various aspects of residential security, land tenure, rural livelihood, and institutional innovations.



“Computerization of all the land record will not only increase the efficiency of work but it will also minimize complaints in general. We are working to develop MIS but due to lack of required resources it seems a little tough...”

An exclusive interview with the Senior Member Board of Revenue (SMBR), PAK, in which he speaks about the progress of ERRA Rural Landless Project and the need of introducing technology for saving revenue records.



“I remember, I was shouting where is my village, where is my family, where are my relatives?... My village had perished...”

Azad Khan, resident of Lodhiabad village and one of the survivors of the EQ 05, narrates the story about his experience of the earthquake and what it took them to reach today's stage of recovery.

Land Tenure, Rural Livelihood and Institutional Innovation

by

Azmat Budhani and Hussain Bux Mallah

{Website: researchcollective.org}

Access to land has been identified time and again as a key factor in reducing poverty. Most poverty analyses have shown that landlessness and land poverty are strong determinants of rural poverty in Pakistan. Inequality of land ownership is a chronic feature of rural Pakistan – both in terms of the proportion of people who are landless, as well as in terms of the concentration of ownership holdings. At the same time, however, redistributive land reforms have remained dormant over the last four decades due to political reasons and constitutional constraints.

But outright ownership of land is not the only means through which the poor and the landless have had access to agricultural land. Land tenancy has been an active route for land access, thus allowing non-owning households to take part in agricultural self-employment as cultivators. Traditional tenancy is regarded as exploitative and dominated by hierarchical relations between landlords and tenants. In many parts of the country it is even thought to be associated with extremely coercive practices such as bonded labour. Nevertheless, most poverty analyses and qualitative investigations reveal that the landless poor would much rather work as tenant-cultivators than casual agricultural labourers.

Our research project was based on the observation that even in highly land-unequal regions of the country such as rural Sindh, there were initiatives by local community organizations to access land from the tenancy market for the benefit of their poor and landless members. In other words, there was the possibility of community organizations taking over the role of intermediary in the land rental market. The study was an investigation of such selected interventions with the view of learning broader lessons for policy. Besides an understanding of the said interventions, the study also examined in detail the overall system of land ownership and tenancy in parts of Sindh and southern Punjab – both known as regions of high land inequality.

Secondary data show that access to land for the rural poor has been declining. Land ownership remains low – under 35 per cent in rural Sindh, and around 50 per cent in rural Punjab. The traditional access to land through share-tenancy has also been falling, as landowners resume land for self-cultivation, and hire their former share-tenants as farm labourers. Moreover, the pattern of tenancy has changed from share-cropping to fixed rental leasing. This is particularly pronounced in Punjab where traditional share-tenancy appears in the secondary data to be a marginal tenurial arrangement.

There are important differences between share-tenancy and fixed rental leasing that make the latter more difficult to access for the poor. Share-tenancy allows the sharing of input costs. Under share-tenancy the tenant shares the risk of crop failure with the landlord. Fixed rental leasing generally requires the payment of most of the rent in advance. All these factors make fixed rental leasing more profitable but only for those who can afford the capital costs and can face the risks of crop failure – which naturally rules out the poor. The interesting feature of the observed community organizations was that they leased in land on fixed rental collectively on behalf of a number of tenants, and then sub-let it on more favourable terms to their members.

One community-based organization (CBO) in Sanghar district had started land leasing project originally with 12 acres and 4 families. They were able to expand this over a few years to 130 acres of leased land which was sub-let to 40 families. The CBO took advantage of market conditions in the area where a non-resident landlord was willing to lease out large areas of land for an extended period. Eventually the leasing project had to be rolled back due to the scarcity of irrigation water – but not before 25 former tenants had got together and purchased small individual plots of land measuring up to a total of 40 acres from their former landlord. The second CBO in Khairpur district started a collective farming project with support of a donor organization. It rented 40 acres from an absentee landlord and divided 1 to 2 acres among 40 families for a period of 2 years. The CBO also helped the sub-tenants in growing cash crops and marketing them

There were some common features in the experience of the two CBOs. They worked well within their own villages, and their members were almost exclusively people who were socially related to each other as members of the same caste. The caste exclusivity, however, was not necessarily a sign of hierarchy here. Both CBOs belonged to people belonging to historically marginalized communities which had been oppressed by local landlords. The internal cohesion of the CBOs was based on their prior social networks – and this allowed complex transactions to take place in an atmosphere of trust. Some constraints were also common. The overall low availability of irrigation water meant that the projects became less economically viable.

Qualitative fieldwork was conducted in other areas – in the same regions as well as in southern Punjab – to understand the possibility of similar interventions working for the poor elsewhere. In some areas villages were sharply divided between traditional cultivator and non-cultivator castes - pejoratively known as kammis. In these villages even “community organizations” were divided along these lines. It was also found, however, that a range of tenancy arrangements were prevalent – including those with a one-sixth share for the tenant – but were seen formally as labour rather than tenancy contracts. There is likely to be a great deal of under-reporting in secondary data, therefore, of the extent of share-tenancy.

Our research suggests that it is possible for the poor and landless to access land for self-cultivation without necessarily moving towards outright ownership. A combination of land rental markets and dedicated community organizations can make headway and improve livelihoods and food security for large numbers of people. Innovative interventions will have to contend, however, with bigger structural problems such as the politicized irrigation system, and existing social hierarchies based on caste.

An interview with Raja Muhammad Farooq Niaz Senior Member Board of Revenue, SMBR, PAK



Raja Farooq Niaz is the head of Revenue Department in PAK. He has been serving the people of Kashmir in the capacity of a Civil Servant for many years. With great administrative abilities he is a downright professional and a very kind human being. He takes keen interest in solving problems of the people. For the past two years UN-HABITAT has been working closely with the Revenue Department of PAK for the implementation of Rural Landless and Hazardous Land Project. In an interview with the LAND MATTERS team,

Mr. Niaz spoke about the Landless program, partner organizations and the challenges he faced as Sr. Member Board of Revenue (SMBR).

Talking about the ERRA Rural Landless Project he said, ERRA’s Program for the landless affectees is a great initiative. Through Phase I of this program over 1300 landless families in PAK got PKR 75000 financial assistance for purchase 5 marlas of safe land through one-window operation. During Phase I the LVU and GRC teams, with the help of revenue officials not only verified the revenue records of the applicants but they also conducted spot visits, as required by the policy. A lot of effort has gone into it because conducting a spot check in such mountainous region requires a huge investment of time and resources.

If we look at the overall performance of this project, I've no hesitation in saying that, it was a completely successful program that brought about a significant change in the lives of the beneficiaries. This unique system of land mutation through One Window Operation is the soul of this program. It is not only efficient but it also maintains transparency. Compared with the regular process of land mutation this system is very efficient and the beneficiary does not have to go through time consuming hassle and hence less monetary expense is incurred.

Mr. Farooq Niaz says that whenever there is a disaster it engenders a feeling of sympathy in the people and the desire to work collectively and that makes the response better and stronger. The professional agencies keep people at the center of their response, be it through social mobilization or community organization because this is how the best use of human resource can be made. In this program UN-HABITAT is jointly working with the revenue department of the government and civil society. Joint planning helps in identifying gaps and effective mobilization of resources. He said that involvement of civil society helps in reaching the genuine beneficiary and it also helps in maintaining transparency. Involving dedicated revenue staff was a big task because revenue department is already working with several other line departments so dedicating them to landless program did slow down their progress on other projects. But since it is a time bound project so we injected all possible force to complete this project on time.

Without a joint effort dealing with such a big catastrophe was not possible. Working together is very important. Although the humanitarian agencies have different backgrounds in terms of culture, norms and traditions but their aim is to save lives and improve quality of life. We should encourage their involvement in the development process as it will provide capacity building opportunity for our people and sharing experiences and good practices would help in achieving good results. While responding to the idea of land mutation in the name of entire family he said, "I think this is a good practice and because of it women who are normally ignored also become the owner of the land and this is one of the steps towards empowering women."

While responding to a question regarding education of women, he said that he is strongly in favor of more women in this field. There was a time when education for females was not appreciated but gradually people are realizing the importance of woman's education. It is our religious duty to educate our woman because they are the nation builders. In AJK women education rate is much higher. Similarly, there was no concept of female working in Administration, Judiciary and Government Offices, but now you can see women working as judges, lawyers, Assistant Commissioner, Section Officer. A lot of females are working with National and International NGOs and showing very good performance. So we are witnessing a change which is a very good sign. We've women in our legislative assembly so I think we are on the right track with regards to woman education and empowerment in AJK.

Stressing the need of computerization of land records he said, "Management of Information System has become very important and vital. This has so many advantages such as easy accessibility, efficiency, data mapping, swift processing possibilities, time saving and transparency. Computerization of all the land record will not only increase the efficiency of work but it will also minimize complaints in general. We are working to develop MIS but due to lack of required resources it seems a little tough. I welcome any offers for joint venture from all UN agencies especially UN-HABITAT who has already produced an inspiring LIMS for landless project. We look forward to benefiting from their experiences and we will extend our best cooperation in this regard."

He said he has had many memorable experiences during his professional career and he would like to share one of his experiences from recent past with our audience. Immediately after the earthquake 2005, the government asked the Board of Revenue (BOR) to prepare a thorough damage assessment report. This was a mammoth task to survey individual household from Poonch to Neelum in a very tight timeline and then the families of all most all revenue staff had suffered badly. I have deep regard for the positive response that the revenue staff gave when we asked them to conduct these surveys. In just 20 days the revenue staff prepared and submitted the report the government on October 26, 2005. It would be interesting for you to know that it was a comprehensive report that included data about total deaths, injuries, damage to houses and infrastructure. This was

not an easy job given that there were no communication channels and roads were closed. This report was very accurate and it served as basis for all planning during relief and rehabilitation work.

Land Revenue System in Azad Jammu and Kashmir (AJK)

by

Mr. Tariq Masood, SMBR (Rtd)

From the view point of proprietorship, all land in AJK falls in one of the following three categories.

■ State owned Land ■ Private owned Land ■ Village Common land

■ State owned Land

The terms commonly used to denote “State owned land” in PAK are “Crown land” or “Khalsa Sarkar.” The term, Khalsa does not originate from the Sikh rule in J& K (1819-46) as is thought even by several experienced land experts. According to W.H. Moreland, ICS, “Khalsa” means Pure, Free or unencumbered land. In his book “The Agrarian System of Muslim India” published in Cambridge, UK, in 1929. Moreland says that this land was free as distinguished from the State land which had been assigned or granted to individuals by the ruler. Non Khalsa State land fell in following three broad categories.

- Assigned to individuals which could normally be resumed by the ruler.
- Granted to individuals which could not be normally resumed.
- Land cultivated directly under the State.

The granted land was more like a “Gift” under the Muslim Law and it can not be revoked after possession has been given to the beneficiary. The assigned and granted lands were mostly cultivated by peasants under local feudal chiefs called “Maaliks”. The maaliks were responsible for the defense and safety of various routes connecting J& K State with the outside world. The maaliks used to get rent from cultivators as in-kind or services or both, the quantum depending on the whim or the sense of justice of the Maalik.

In Land cultivated directly under the State, the share of the State i.e. land revenue or land tax, was usually a tithe or one tenth of the gross turn out, which is similar to the principle of “Usher” in Islamic law. During early Dogra rule the incidence of land revenue was very heavy where peasants cultivated directly under the State. The officials would in addition to land revenue, extract “Rasooms” or illegal perquisites. Sir Walter Lawrence, the first settlement Commissioner of J&K, rationalized the basis of the land revenue. He noticed that a large number of absentee landlords, rack renting land in kind revenue collection was widely in practice. The peasants mostly were left with so little that they could hardly subsist most part of the year (Jialal. K. Jalali, Economics of Food Grains 1931, page 36).

Sir Walter fixed the State share at one half of the net assets i.e. about one fourth of the gross produce and also introduced the system of in cash land revenue payment. This basis continued till 1947 when Azad Jammu & Kashmir (PAK) was established. It was later reduced to one fourth of net assets as in the neighboring Punjab province. Land Revenue was totally abolished in PAK in 1975, under the Government of Sardar Abdul Qayyum Khan. The categories of assignees and holders of grants of State Land (Jagirdars) were abolished under the Land Reforms Laws but no such class now exists in PAK.

Classification of Khalsa Land

Khalsa land is further subdivided into two categories i.e. Khalsa Land controlled and managed by the Forest Department and Khalsa Land controlled and managed by the Revenue Department. Khalsa lands in PAK

have always been subject to extreme pressure from the rapidly growing land hungry rural population. AJK has a very high density of population which is rarely seen in mountainous regions. Population density is 277 per sq km compared with 194 in Pakistan, population growth rate is estimated to be 2.41% compared to 1.9% in Pakistan and the average farm size 2.38 acres/per family. Khalsa lands controlled by the Forest department mostly comprise of 'demarcated forest'. According to the J&K Forest Regulation No. 2 of 1930, a demarcated forest means forest land or waste land under the control of the Forest Department with marked boundaries which may hereinafter be constituted a demarcated forest under section 3 of the J&K Forest Regulation which reads as "The Government may from time to time make rules in accordance with which any forest land or waste land over which the Government has proprietary right or to the whole or any part of the forest produce of which the Government is entitled, may from time to time as occasion requires amend or cancel such rules."

Under AJK laws, no citizen is authorized to encroach on Khalsa land in any form i.e. construct any structure or cultivate any part thereof. However, encroachments have always been made by neighboring villagers, much more on the Khalsa land under the management of the Revenue Department, with or without the connivance of the Patwari. Khalsa land invariably is virgin land and the term used to denote unlawful encroachment /tilling of this land is "Nautor" (literally meaning newly broken). Governments in AJK were always cognizant of the rapidly growing population-many times touching 3% p.a, and. their increasing requirement of land for housing and cultivation.

Though a large number of illegal occupants of the Khalsa lands were dispossessed by the Government from time to time by demolishing structures, charging fines and by levying other punishments but the incidences of Nautor were so wide spread and the needs were acclaimed to be legitimate. It was virtually impossible for the Government to dispossess illegal occupants or stop further encroachments. The Governments therefore, reconciling with the changing scenario made new legislation and amended existing laws from time to time to legitimize certain types of Nautors on payment of certain fees.

The first proclamation on the subject during the pre-independence days is known as Ailan no 17 of 1925, followed by Council orders 38-C and 40-C respectively proclaimed in 1943 and 1944. As result of these proclamations, Nautors of the Khalsa land surrounded by or situated in close proximity of privately owned farm land was legitimized in favor of the Nautor kuninda (person occupying and cultivating the land), these Nautor kunindas were recorded as "tenants at will". Later on such Nautors kunindas were assessed for land revenue and charged a fee which was not more than five years of land revenue and were given full proprietary rights of such lands.

After independence in 1947, Government's control did not remain as firm as it was under Maharaja's rule and Nautors spread on a large scale, especially in the district of Poonch (presently districts of Bagh, Poonch and Sudhnoti). AJK Government issued Council order 282/57 to legitimize all encroachments on Khalsa land where the Nautor kuninda was proved to be in continuous possession since first day of January 1950. On payment of premium equal to twenty times the land revenue of such land in addition to entire land revenue for the period of possession provided that grant was not more than 20 kanals (2.5 acres).

The Government kept on conceding further to the pressure of the powerful lobby of the encroachers. In 1966 The Shamlat Act and in 1974 "Regularization of Nautors and Grant of Khalsa Land" ordinance were passed and promulgated. It opened a flood gate of encroachments not only on Khalsa land under the management of the land revenue department but also on the hitherto sacrosanct demarcated forests area.

The village community has a time honored right of grazing their cattle of fallen tree branches in the Khalsa land. These rights are specifically stated in "Wajib-ul-arz" (a statement of the customary rights of the people) separately prepared for each village at the time of settlement, forming integral part of the "Record of Rights". These rights are enjoyed by the residents of villages located adjacent to the Khalsa land at all times except when part of the Khalsa land under the management of the forest department is officially closed for regeneration purposes. Viewed from this angle, all State Forests except closures are included in the category of grazing lands. To be continued...

Lodhiabad –A Story of the Earthquake Survivors

Lodhiabad was a small village of Tehsil Hattian, District Muzaffarabad, with 70 households and approximately 500 inhabitants. The source of income for 70% of the community was farming or daily laboring. No one had ever even in their wildest imagination thought what pain, privation and misery October 05 earthquake will bring to them. Those who left their homes that morning for work did not know they will never see their families and the loved ones again and they are saying ‘good-bye’ to them for eternity.



On the morning of October 8, 2005, an earthquake measuring 7.6 on the Richter scale that struck Pakistan Administered Kashmir (PAK) and North West Frontier Province (NWFP) devastated this village. A huge landslide obliterated the village burying underneath all houses and their dwellers. Not even a single house or a person present in the village that day could survive. In just moments, the whole village disappeared from the face of the earth leaving behind a huge landslide that blocked the routes of the rain, ravine and spring water causing the formation a huge lake.

One of the survivors of the EQ 05, Azad Khan is an active member of the community. He was out of town that day. Immediately after the earthquake he rushed back home but the roads leading to his village were closed due to several landslides. He walked by foot and it took him one full day to reach his village from Hattian. He was shocked to see that there was no village, no life. The village had perished.” I went numb. I did not believe my eyes. I fell

down on the ground and somebody got me some water. I remember, I was shouting where is my village, where is my family where are my relatives?”

Azad Khan told that those who had survived did not know where to go to. Along with a few other relatives of his, he went back to Hattian to find refuge in a tent camp. These camps were established by the government to allow displaced people to stay at a safe place till the time aid arrives. With the arrival of international humanitarian community there came a ray of hope. They got tents, food and other necessary items to subsist.

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Initially, the camp was completely unorganized with people beyond its capacity and they would queue up for receiving food and clothes. Heavy rains and sever cold made it nearly impossible for them to survive. *“When we came to this camp we met with people from neighboring villages. There stories were more or less the same. Everyone was shocked and traumatized yet they were sympathizing with us thinking that we had lost far more than they had”* After a few months of the EQ, when the Earthquake Reconstruction and Rehabilitation Authority (ERRA) issued first tranche of financial assistance to affectees for reconstruction of their houses, the CMO decided to close down the camps one by one. Displaced people started returning to their native locations but Azad Khan and other people from his village did not know where they could go. *“When we were told to vacate the camp but we refused to comply. Did we have an option? Where we could’ve possibly gone? That huge ruthless slide is the grave of our families and it is not possible to do any construction over there and then a lot of people had*

lost their limbs and became physically disabled. They could not move so we decided to stay in the camp". The whole of Lodhiabad and most of the surrounding villages have become extremely hazardous and unfit for construction. When ERRA announced its Rural Landless Program (phase I) for the rehabilitation of landless families in affected areas, Azad Khan and his friends attended an orientation session about the policy mechanism conducted for them in Hattian by the UN-HABITAT staff.

Initially Azad and his community expressed their concerns as the survivors wanted to live at one place in a cluster. UN-HABITAT staff and district administration did their best to convince them to register under the landless program so that they could be provided with land through one-window operation. Azad says *"We were reluctant to get land through this policy because we all wanted the government to give us land at one place because on our own we were not expecting to get a large piece of land where all the families could live together and then we were only a few who had survived and wanted to live rest of the life together"*.

After a great deal of convincing the community agreed to apply for land purchase assistance through Land Verification Unit under ERRA Rural Landless Program. Getting a safe piece of land, enough to host 50 families in an area where land holdings are very small, was a big challenge for all the stakeholders. Through the efforts of UN-HABITAT social mobilization team, notables and the senior revenue officials it became possible to realize their wish of finding a piece of land where they could live together.

As soon as the owner agreed to sell the land, the Land Verification Unit (LVU) announced the date for One-Window Operation. Azad Khan led his community to the One-Window Operation where UN-HABITAT staff, revenue staff, mobile bank, ERRA's financial assistance and the seller was awaiting them. In few hours one-window operation was completed and all the landless of Lodhiabad became the land owners again. He says, *"We went to the one-window operation with mixed feelings. We were happy that we are getting land once again but we were extremely sad because most of our loved ones were no longer there to live with us on the new land, in the new house"*

After acquiring land the next challenge was for these families was to build their houses on newly purchased land as they had not received financial assistance

through ERRA Housing Program until then. In the mean while Ultimate Peace Foundation (UPF), a national NGO, came to the area and offered to reconstruct houses for these families. Without any further delay UPF started work on their houses on the newly purchased piece of land in August, 2008- almost 2.5 years after the earthquake. UN-HABITAT technical and social staff arranged an orientation and a basic technical training on ERRA's earthquake resistant construction guidelines for the artisans and masons working on the construction of these houses.

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In coordination with the Site Incharge of the UPF, the Technical Experts of UN-HABITAT based at Housing Reconstruction Center (HRC) Hattian provided technical assistance and monitored the construction of houses from plinth to lintel level.

In addition to orientations and basic technical



trainings, 3 skilled artisans were provided by HRC Hattian who not only worked for more than three months on these houses but they also trained 20 unskilled artisans during this working period. Settlement of the people of Lodhiabad has been successfully completed. Their houses are almost complete and in a few days they will be able to shift their families from temporary shelters-where they have spent more than three years, to their permanent houses. Azad Khan shared his happiness and expressed his deepest gratitude: “We all are very happy and thankful to all those who provided us land and houses and made it possible for us to live together”

Residential Land as Social Protection- a Review of Pakistan

by
Ghazah Abbasi

{ This article refers to the research conducted by the Collective for Social Science Research on Residential Land Security as part of the Ford Foundation-supported research programme on Social Protection in Asia. The programme is coordinated by Institute for Human Development (Delhi), and Institute of Development Studies (Sussex, UK). Ghazah Abbasi is a Research Assistant at the Collective for Social Science Research Website: researchcollective.org }

Residential security is universally regarded as the cornerstone of social protection. Moreover, the right to adequate housing is part of the UN’s human rights charter, and has been ratified by the Pakistan Government. In Pakistan, residential security remains a relatively neglected area of research and policy-making. This is despite wide evidence of the linkage between residential security and freedom from other forms of vulnerability such as forced labour. Statistical data report that nearly nine-tenths of the households “own” their homes. Closer scrutiny on the basis of micro-studies reveals, however, that home “ownership” rarely extends to individual formal title. A range of social arrangements govern access to residential land, and most of these are hierarchical. The debate on land redistribution has been heavily influenced by the agrarian reform agenda at the expense of attention to residential land security – which affects many more people, and has more realistic solutions.

Our study on Residential Land Security as Social Protection examines the extent to which government interventions for residential land security for the poor were successful in empowering vulnerable groups, as well as the role that social mobilization and collective action played in the process. The specific interventions examined are: the Marla schemes in rural Punjab; the Sindh Goth Abad Scheme; and the Sindh Katchi Abadi Authority’s regularization programme in Karachi.

Preliminary empirical research was carried out in selected settlements in rural Punjab and both rural and urban Sindh and in order to arrive at an understanding of the factors that determine access to residential land. In Punjab, the presence of the colonial legacy is difficult to miss, and plays an important role in the creation of social hierarchies and distribution of resources. Social hierarchies are created along the lines of cultivator/ non-cultivator, owners/ non-owners of villages, caste and kinship group structure. These hierarchies affect access to power and resources – significantly access to residential land – and have been perpetuated through agrarian reforms in Pakistan.

For example, in rural Punjab, the degree to which an individual or group enjoys residential land security is correlated with their social, economic, political and occupational status. The large disparity between the access to land enjoyed by landholding castes and non-proprietor castes has created relations of dependency between the two, both in terms of living conditions, as well as in the form of coercive and constraining labour market arrangements. As 'leaders' of the village, landowners often emerge as political representatives of the village population. The state, a major landholder, is a key player in the mediation of conflict between the landowners and the landless, and has historically moved to entrench the power of the former. Similar to Punjab, however, arrangements of coercive labour between the landless and the landholders are also found in Sindh. Once again, the contest is over land ownership and perceptions of what ownership means. There are contesting claims on who owns the residential land and the common land, as well as what property rights are associated with any 'ownership'. As opposed to the legal sanction to own (or not own) land in Punjab, individual ownership or tenure of residential land is ambiguous in Sindh, and does not feature in the contest over land. More salient in the region is the idea of collective ownership of a village by an entire group, and conflict over land based on the idea of collective ownership has affected entire villages and hamlets in both positive and negative ways.

Urban settlements in Karachi's Katchi Abadis are also vulnerable to demolitions and evictions. Essentially, residents of these settlements and various government agencies compete with each other and among themselves to be recognized as legitimate owners of the land on which they are settled. Settlements are formed along ethnic lines- as affiliation with one's ethnic group mitigates vulnerability of new migrants and settlers.

As was the case in rural regions of both Punjab and Sindh, the state is a key player in the process through which residential land security is (or is not) achieved by marginalized groups in Karachi. Manifestations of this are various – residents feel more secure of the permanency of their settlement and of the legitimacy of their occupancy when public services are provided to a Katchi Abadi. More overtly, in most Katchi Abadis, residents' security is tied to patronage by a powerful state representative, political party or local strongman.

Preliminary research on the implementation of residential land schemes reaffirmed some of our prior findings and provided new ones as well. An expected finding was that gender is one dimension of social marginalization that cuts across all other issues in residential land security. In answer to our question on the nature of social mobilization, we discovered that social networks based on kinship, ethnicity and religion facilitate collective action as do affiliating with political parties or state officials. These political processes play a critical role in gaining access to residential land and ensuring security of tenure and property rights.

With respect to the question of what residential land security means in the context of Pakistan, we learned that it is primarily about security of tenure over land rather than the security of housing. Also, there are numerous shades of security of tenure, possession and ownership, which do not always correspond with formal title. Security is contingent on social and political networks, and does not always follow from right of possession.

Preliminary results show a two-way relationship between residential land security and marginalisation – people are excluded from access to residential land because they are socially marginalized, and their residential vulnerability is a frequently used instrument for maintaining social and economic power over them. In the next stage of the project, emerging issues outlined above will be further investigated to gauge how social mobilisation and collective action results in social transformation.

Landless Information Management System (LIMS)

Land Information Management System (LIMS) was developed to support the implementation of ERRA Rural Landless Programme, implemented by UN-HABITAT. LIMS ensures transparency through efficient data management, recording of photographic evidence and tracking the mutation of land deeds. LIMS also guarantees that the land records are updated within one day.



LiMS+

Landless Information Management System



Application Submission Summary

| LVU Name | Total Traffic | Application Filled | Application Entered | Total Approved | Rejected | COE | One Window |
|--------------|---------------|--------------------|---------------------|----------------|------------|-------------|-------------|
| Muzaffarabad | 4788 | 1377 | 1377 | 1134 | 233 | 1138 | 981 |
| Pattika | 7903 | 881 | 881 | 819 | 58 | 819 | 770 |
| Hattian | 4333 | 1523 | 1523 | 1109 | 408 | 1108 | 853 |
| Bagh | 6278 | 913 | 912 | 805 | 93 | 805 | 518 |
| Mansehra | 717 | 199 | 198 | 133 | 65 | 133 | 131 |
| Balakot | 9803 | 1394 | 1394 | 1277 | 115 | 1279 | 1224 |
| Total | 33822 | 6287 | 6285 | 5277 | 972 | 5282 | 4477 |

Genderwise One Window Desegregation

| Gender Wise One Window | Muzaffarabad | Pattika | Hattian | Bagh | Mansehra | Balakot | Total |
|------------------------|--------------|------------|------------|------------|------------|-------------|-------------|
| Female | 130 | 46 | 59 | 42 | 6 | 150 | 433 |
| Male | 851 | 724 | 794 | 476 | 125 | 1074 | 4044 |
| Total | 981 | 770 | 853 | 518 | 131 | 1224 | 4477 |

Vulnerability wise One Window Desegregation

| Vulnerability | Muzaffarabad | Pattika | Hattian | Bagh | Mansehra | Balakot | Total |
|---------------|--------------|------------|------------|------------|------------|-------------|-------------|
| Nonvulnerable | 742 | 610 | 704 | 420 | 109 | 909 | 3494 |
| Widow | 103 | 35 | 27 | 24 | 5 | 104 | 298 |
| Elderly (60+) | 82 | 116 | 103 | 65 | 16 | 176 | 558 |
| Orphan | 10 | 3 | 8 | 1 | 0 | 2 | 27 |
| Disabled | 33 | 5 | 9 | 3 | 1 | 32 | 83 |
| Medical Case | 11 | 1 | 2 | 2 | 0 | 1 | 17 |
| Total | 981 | 770 | 853 | 518 | 131 | 1224 | 4477 |

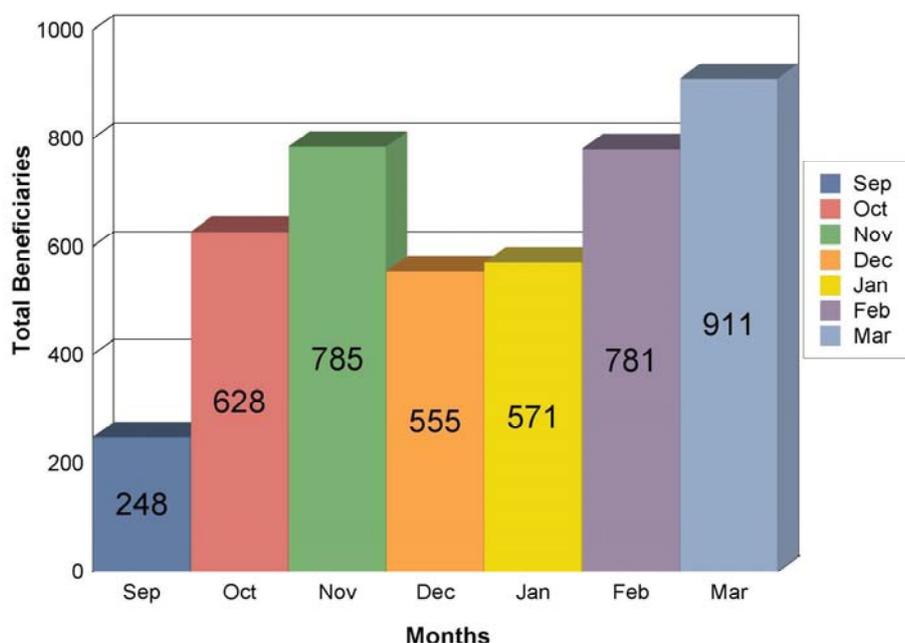
Grievance Redress Committee

| LVU Name | Rejected Forms | Form F Applied | Approved By GRC | Rejected By GRC | Rejected (Time Barred) |
|--------------|----------------|----------------|-----------------|-----------------|------------------------|
| Muzaffarabad | 548 | 416 | 316 | 98 | 0 |
| Pattika | 377 | 328 | 298 | 30 | 0 |
| Hattian | 742 | 466 | 290 | 83 | 45 |
| Bagh | 131 | 101 | 38 | 5 | 0 |
| Mansehra | 77 | 21 | 0 | 21 | 0 |
| Balakot | 128 | 69 | 12 | 58 | 0 |
| Total | 2003 | 1401 | 954 | 295 | 45 |

Progress of One-Window Operations:

Thus far, in the second phase, over 4,500 families have become owners of new land through the One-Window Operations, and it is estimated that another 5 to 6 thousand families will benefit from this project. The following bar chart shows the progress of One-Window Operations conducted since the start of project in July 2008. The registration of applicants was carried out in the first two months of the project, and since September 2008, the One-Window Operations are conducted on parallel basis.

One Window Progress Graph



Summary of Orientations/Trainings:

The implementation process envisages the capacity building of not only the project staff but all the implementing partners and stakeholders. The details of all such orientations and trainings are recorded in LIMS and a report on updated status can be generated at any given time:

| LIMS Orientations Summary | | |
|--|--------------|--------------------|
| | No of Events | No of Participants |
| Staff Training Orientation | 5 | 238 |
| IT Training Orientation | 2 | 31 |
| Govt. Official Orientation/Meeting | 45 | 369 |
| Nazim/Elected Member Orientation | 9 | 158 |
| Cluster (Housing, SP, and GCM etc. Meetings) | 11 | 311 |
| Outreach to Community | 132 | 6478 |
| Field Orientations | 4 | 81 |
| Press Conference | 2 | 109 |
| Radio Show | 2 | 5 |
| Total | 212 | 7780 |

For questions, comments, queries and submission of work to be included in the Publication please e-mail:
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We appreciate your feedback. Please feel free to submit photos and quotations with the theme of land. All Work will be credited to the writer/author.

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