



اليوم التالي
The Day After
TDA

Introduction to the Situation in Syria

- One-party control over the state and its authorities
- Absence of the rule of law
- Widespread human rights violations

Issues of Property and Housing Rights in Syria before the Conflict

- Unjust expropriation
- Laws that violate the constitution and do not protect property rights
- Prevalence of informal housing and fragile property rights

Exacerbation of Property and Housing Issues During the Conflict

- Destruction and displacement
- Enactment of new laws that reinforce demographic change
- Areas outside regime control and lack of governance
- Administrative procedures that restrict property and housing rights
- Corruption and forgery
- The issue of forcibly disappeared persons and detainees

Efforts of the Day After Organization in Protecting Property and Housing Rights

- National Documentation Program documenting 2 million property documents
- More than twenty studies on property and housing rights to understand the roots and impacts of the property issue
- Study of seven areas regained by the Syrian regime
- Launch of a Property and Housing Rights Violations Observatory

The Day After published 20 HLP research papers until now.

The Day After
Papers on Decree N.10/2018




Oct. 23, 2014 (Hanan Bahar/Human Rights Photo) — Getty Image

Prepared by:

- Judge Hassan Bakal
- Counselor Ekber Fakhri al-Anan
- The Secretary General of the Syrian Interim Government
- Dr. Abdul-Hamid Alkhalaf
- A paper for The Day After: Prepared by the Syrian Legal Development Programme

AP ID رابطة السلام والعدالة والتوثيق THE DAY AFTER Supporting Democratic Transition in Syria

The Property Issue and its Implications for Ownership Rights in Syria




The Day After (2014)

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Reality of Housing, Land, and Property Rights in Syria
HLP Working Group - Research 2020

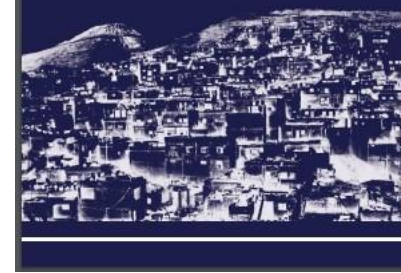
Housing, Land and Property and Access to Documentation
Outside of Regime-Held Areas in Syria
Case Studies of Six Areas in Syria



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Reality of Housing, Land, and Property Rights in Syria
HLP Working Group - Research 2020


Informal Housing in Syria Harvest of Decades of Neglect
(Research Paper)



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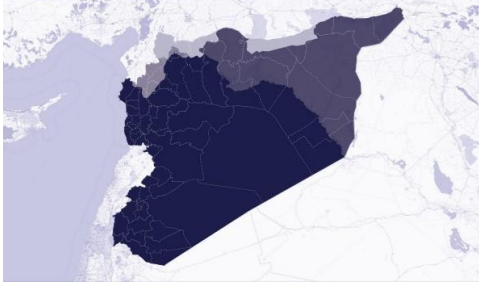
Syrian Regime Institutions for Real Estate Development and how they Operate
Analysis of the Regime's Approach to Real Estate Development in the Post-Conflict Period





Reality of Housing, Land, and Property Rights in Syria
HLP Working Group - Research 2020

Property-Related Measures in Areas
Outside the Regime's Control



Variables of Demographic Identity
and How they Affect the Social Fabric
Property Rights
and the Return of Refugees

Ayman Abu Hashem
HLP Working Group



The Constitutional Guarantees of
The Right of Property Ownership
and The Right to Adequate Housing

HLP Working Group
Abdul Hameed Akmal al-Awakh



Property Rights In Syria
from a Gender Perspective

HLP Working Group



The Role of Transitional Justice
(Reparations and Compensation Mechanisms)
in Addressing Property and Housing Problems in Syria

Ayman Abu Hashem



The Role of Transitional Justice
(Legal and Institutional Reform)
in Addressing Property
and Housing Issues in Syria

Ayman Abu-Hashem



Lessons Learned From International
Experiences Relevant To Syria Housing
Land And Property Issues

Barbara McCallin
Marie Kastrz



Changes to Investment Law Unveil
Potential Property Rights Violations

An Analysis of the Effects of the Investment Law Amendments
in Syria on Property and Housing Rights

Insights by: J.J. Ameer Aljoudi





MECHANISMS FOR COMBATING LEGISLATIVE INFLATION IN THE SYRIAN REAL ESTATE SYSTEM

Policy Paper

Dr. Abdulhamid Akil Alawak



IMPROVING INTERVENTION POLICIES FOR REGULATING INSTITUTIONS INVOLVED IN REAL ESTATE AFFAIRS

Policy Paper

Dr. Abdulhamid Akil Alawak



Impact of Early Recovery and Reconstruction Projects on HLP Rights in Syria



Violating the HLP Rights Post the Trilogy (Siege - Destruction - Displacement)

A Study of the violation patterns of HLP rights across seven areas which witnessed forced displacement and were regained by the regime



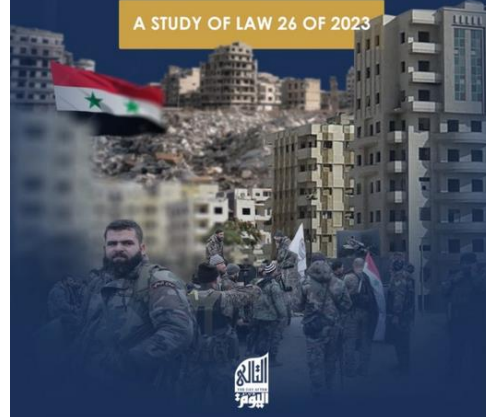
FORMS AND WAYS OF RESTRAINING AND OBSTRUCTING PROPERTY RIGHTS FOR PALESTINIANS IN SYRIA

Policy paper



INVESTMENT OF CONFISCATED FUNDS, AND A NEW EPISODE OF HLP RIGHTS VIOLATIONS

A STUDY OF LAW 26 OF 2023



INTERVENTIONAL POLICIES TO ADDRESS THE PROBLEM OF INFORMAL SETTLEMENTS IN SYRIA





TDA-HLP library

Now

HLP violations observatory

A team of monitors in all areas of Syria.

“Beyond the Trilogy of Siege, Destruction, and Displacement” Study of Seven Areas Regained by the Regime

Systematic patterns of violations:

	Violation\area	Jobar	Daraya	Al-Tadamon	Baba Amr	Al-Qusayr	Jabal Badro	Daraa camp
1	Displacement	1	1	1	1	1	1	1
2	Indiscriminate bombing and destruction	1	1	1	1	1	1	1
3	Looting and ransacking	1	1	1	1	1	1	1
4	Preventing return	1	1	1	1	1	1	1
5	Urban planning violations	1	1	1	1	1	1	1
6	Demolition and bulldozing of buildings	1	1	1	1	1	0	0
7	Confiscation of property	0	1	1	1	1	0	0
8	Forced sales under pressure	1	1	1	0	1	0	0
9	Selling or renting displaced people's properties	0	0	1	0	0	0	0
10	Building on displaced peo	0	0	0	0	1	0	0

Human Rights of Displaced Persons & Peacebuilding

- ***Rights of return, property and adequate housing***: The Day After survey of Syrian refugees in Turkey: 71% stated that their condition for return is to return to their original areas of residence, which necessitates preserving their property rights.
- ***Political Rights: Human right to remedy of violations***: Syrian law stipulates an electoral domicile for local and parliamentary elections; i.e., those not residing in their electoral domicile are deprived of exercising their voting rights.
- **In addition to a series of challenges** related to preventing demographic change, transitional justice, and building a fair and sustainable peace.



Recommendations

To the Syrian Government:

- The Syrian state must adhere to international agreements and corresponding recommendations directed to it.
- Repeal all measures that hinder access to housing and property rights.
- Amend laws to align with the inviolability of property rights and repeal laws that violate property and housing rights.
- Establish clear legal mechanisms to ensure fulfilment of property and housing rights for displaced persons.
- Reform the judiciary to ensure its independence.
- Repeal laws that grant immunity to security agencies.
- Management of property records in areas outside regime control

Recommendations

To the International Community:

- Push for the implementation of UN Security Council Resolution 2254 of 2015 to ensure a safe and neutral environment for the return of displaced persons.
- Consider Syria as unsafe for return across its entire geographic regions.
- Pressure the Syrian regime and other conflict parties to reduce property and housing rights violations.
- Ensure that early recovery projects do not lead to property and housing rights violations.
- Document property and housing rights violations by UN bodies and identify those responsible.
- Support international and Syrian institutions concerned with property and housing rights.

Thank You