



Land Tenure & Climate Change Adaptation

Solomon Islands Case Study

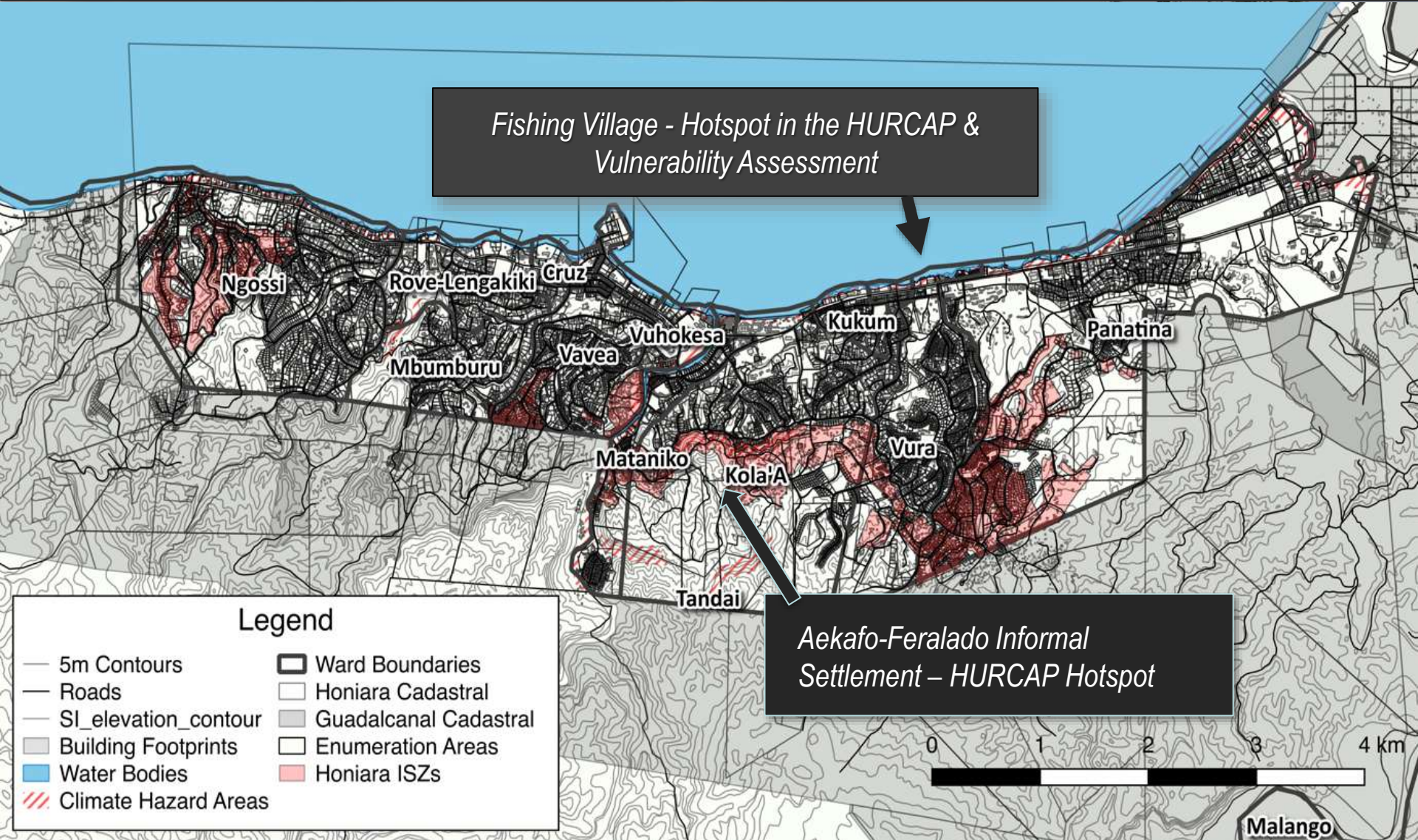
**SIDE EVENT
26TH APRIL 2018
THE 7TH GLTN PARTNER'S MEETING—
NAIROBI**

ASSOC. PROF. DAVID MITCHELL
RMIT UNIVERSITY,
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RMIT UNIVERSITY,
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Source: Trundle 2014



INFORMAL SETTLEMENTS IN HONIARA



LAND TENURE

- Perpetual Estate Title = Freehold
- Fixed-Term Estate Title = 70yrs
- License to Occupy Public Land (ToL) = 3 years
- Under SUMP the MLHS undertakes “Regularization” of “Unauthorized Occupancy of Public Land” to Fixed Term Estate Title.

AEKAFO –FERALDO INFORMAL SETTLEMENT AREA



No FTEs – rely on Temporary Occupation Licenses, but 75% of ToL's unpaid and lapsed.



Ministry of Lands,
Housing and Survey
Infrastructure Division

Project title:
Informal Settlement Subdivision Plan
Stage 1 - 345 lots
(page 1)

Legend

- TOL Boundary
- Contours
- Existing House
- Existing Church
- Existing Creek
- Existing SIEA Power Line
- Proposed New Lot
- Proposed New Park
- Proposed Vehicle Road (width: 7m-8m)
- Proposed Footpath (width: 1m-3m)
- Proposed Building to be Removed

scale 1:2,500 @ A3
0 20 40 60 80 100
prepared by: Corrie Liu
date: 29 July 2015



AEKAFO-FERALADO ADAPTATION/LAND TENURE ISSUES

vii) Clean drinking water							
APH7.1 Roll-out water tanks;	✓	✓	✓	M.T.	High	\$\$\$\$	MID
APH7.2 Installation of pipes by SIWA;	✓	✓	✓	M.T.	High	\$\$\$\$	SIWA
APH7.3 Advocate for dam construction	✓	✓	✓	L.T.	Low	\$\$\$\$	CDC

- Those households with informal tenure may not be connected to the formal water supply and electricity. They rely on bores etc.
- HURCAP - Need improved access to clean drinking and washing water.
- Land tenure issues –
 - Prohibit housing in high flood risk area.
 - providing secure tenure will allow more to be connected to water supply.
 - Also make sure that new infrastructure (tanks/pipes/dam) is built on land with secure tenure.

FISHING VILLAGE LAND ARRANGEMENTS

25 Lots formally subdivided and with FTE and access to services.
30 houses on unauthorised land with no formal access to services



FISHING VILLAGE ADAPTATION/LAND TENURE ISSUES

HURCAP: FVH1.1 Develop a relocation strategy

HURCAP: FVH8.1 Build seawall

- Very exposed to coastal storms and sea level rise.
- Buildings spilling past the HWM and into customary land.
- Overcrowding.
- HURCAP community priority – build a sea wall.
- Land tenure issues –
 - Where should the wall be built? Along the HWM and if so then households need to be resettled?
 - If all existing houses are included within the sea wall then this encroaches on customary land.
 - What to do about new migrants?
 - How is tenure security provided for resettled people?

Thankyou - Tangkiu Tumas!



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TOPICS COVERED

- XXXX

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YOUTUBE: LIFE ON A VANISHING ATOLL

- <https://www.youtube.com/watch?v=e5VGAzzGzLU>

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THANK YOU

Questions?

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