

WEBINAR 16 – RESILIENT HOUSING IN THE PACIFIC

HABITAT FOR HUMANITY FIJI AND PACIFIC RESILIENCE PARTNERSHIP

Tonga - How does land tenure security relate to resilient housing?

Rosamond C. Bing

Chief Executive Officer



TONGA - HOW DOES LAND TENURE SECURITY RELATE TO RESILIENT HOUSING?

The land tenure system is a central issue affecting access to resilient housing.

- Ranks 2nd in the World Disaster Risk Index having being devastated by a series of Category 4 and Category 5 Tropical Cyclones in the past decade
- Land Laws and Regulations
- Land Use Laws and Regulations
- Housing Reconstruction Policy 2019 and Resilience Housing Office
- Community-based development plans and emergency response plans



TONGA - HOW DOES LAND TENURE SECURITY RELATE TO RESILIENT HOUSING?

Does complicated systems and processes to obtain land tenure security deny many families from owning a resilient shelter?

- Tonga land law is registered title - hereditary estate/allotment with strict patriarchal succession laws or leasehold (not perpetual leases with no right of renewal)
- Land laws and regulations are restrictive
- Government administered land is scarce



TONGA - HOW DOES LAND TENURE SECURITY RELATE TO RESILIENT HOUSING?

Does complicated systems and processes to obtain land tenure security deny many families from owning a resilient shelter?

- Lack of security of title results in –
 - affected persons being categorised as of lower priority in reconstruction and therefore suffering significant delays in ownership of a resilient shelter and consequently are displaced for a significant period
 - affected persons being further disadvantaged as they do not have readily accessible information to land availability or have knowledge of land laws or the financial means to secure title
 - affected persons' inability to access financing mechanisms to supplement Government financial support



TONGA - HOW DOES LAND TENURE SECURITY RELATE TO RESILIENT HOUSING?

Does complicated systems and processes to obtain land tenure security deny many families from owning a resilient shelter?

- Lack of security of title results in –
 - affected persons' rebuilding, often at their own cost, substandard housing that does not meet building codes and regulations
 - affected persons have no incentive to rebuild the homes in a resilient and safe manner
 - impact personal security, increase health risks, impact access to education and set back economic development



TONGA - HOW DOES LAND TENURE SECURITY RELATE TO RESILIENT HOUSING?

What are the experiences and hurdles faced by communities?

- Communities depend heavily on the Government, donor organisations and charitable organisations or family members to address land tenure issues
- Vulnerable groups – women, youth, elderly and disabled are particularly susceptible as special measures are initiated on a case-by-case basis with potential for them to be neglected or assistance significantly delayed
- Financing and costs of rebuilding resilient homes is the foremost challenge



TONGA - HOW DOES LAND TENURE SECURITY RELATE TO RESILIENT HOUSING?

Solutions

- Developing and enforcing legal instruments to facilitate special measures
- Social safeguards
- Resettlement and relocation plans



Malo 'aupito