How does land tenure security relate to resilient housing?

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

- Ranks 2\textsuperscript{nd} 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
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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
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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
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
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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.
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Solutions

• Developing and enforcing legal instruments to facilitate special measures
• Social safeguards
• Resettlement and relocation plans
Malo ‘aupito