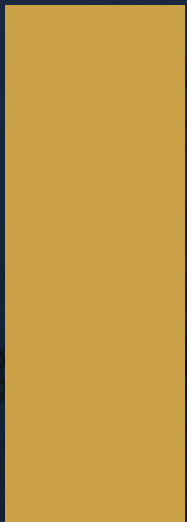




A Familiar Yet A New Step by the Syrian Regime Towards Seizing the Properties of the Displaced





Statements from Syrian officials continue regarding the issuance of organizational plans for areas destroyed by the regime's military machine, which forced their residents to flee and emigrate. A source in the Damascus Governorate announced that the residents of Jobar neighborhood will not be able to return to their homes due to an organizational plan currently under study that has not yet been approved.

On June 2022, 28, the official Syrian news agency (SANA) announced the issuance of a detailed organizational plan for Jobar and the surrounding areas. The plan, numbered /106/, aims to modify the urban characteristics of the areas of Jobar, Al-Qaboun, Masjid Aqsab neighborhood, Arbin, Zamalka, and Ain Tarma.

Additionally, another statement from Engineer Hassan Tarablusi, the Director of Urban Planning and Organization in the Damascus Governorate, indicated that the announcement of the plan was made in the lobby of the governorate building to allow stakeholders to submit objections within thirty days. However, the plan has not been published on government platforms, and it is not accessible to all residents of the neighborhood.

A Comprehensive Change to Jobar Neighborhood

In this context, The Day After team worked to obtain a copy of the organizational plan and compare it with satellite images of the area before the conflict and after the displacement



The changes—as shown in the organizational plan below—include radical transformations in the location of Jobar Cemetery and the Teachers' Tower into public gardens, modification of internal road routes, and the expansion of the southern ring road up to 120 meters deep into the neighborhood



The organizational plan for Jobar neighborhood for 2022

Similarly, Moatasem Al-Sayoufi, the Executive Director at The Day After, points out that organizing the Jobar area according to Decree No. 5 of 1982 is an old new attempt to seize Syrian properties.

The plan represents a continuation of the Syrian government's policy of seizing the properties of millions of displaced Syrians, as most residents of the areas included in the plan have become internally displaced or refugees.

Dual Property Legislations

The regime also exploits the current situation of dual property legislations to apply different laws to various areas, including Decree No. 66 of 2012, Law No. 10 of 2018, and Decree No. 5 of 1982. Article 5 (paragraph b) of Law No. 5 of 1982 stipulates that residents must be notified by publishing the decision in two local newspapers or through audio and visual media.

However, most residents of Jobar have become refugees or internally displaced, making it difficult for them to object to the organizational plans or prove their ownership within the short time granted (one month).

Additionally, security approvals for ownership verification agencies are required, which can take up to six months, rendering ownership verification nearly impossible within that time frame. According to Article 5 of the aforementioned law, the jurisdiction of the judiciary in resolving disputes has been withdrawn and assigned to a technical committee headed by the governor, making the opposing party the judge in the objections.

In The Day After, we call for an immediate halt to the issuance of these organizational plans until the rights of property owners are guaranteed, as they complete the Syrian government's policy of seizing Syrian properties. We also urge the United Nations to intervene to protect property and housing rights, communicate with the displaced communities in Jobar to assist them in reclaiming their rights, and warn local and international entities working on early recovery projects against implementing projects in these areas before ensuring that all owners receive their rights, to guarantee a fair and democratic future for all.

For more details about the organizational plan for Jobar neighborhood and the patterns of violations that residents have faced after the regime regained control of the neighborhood.

link is
here

