

Winter Newsletter 2022

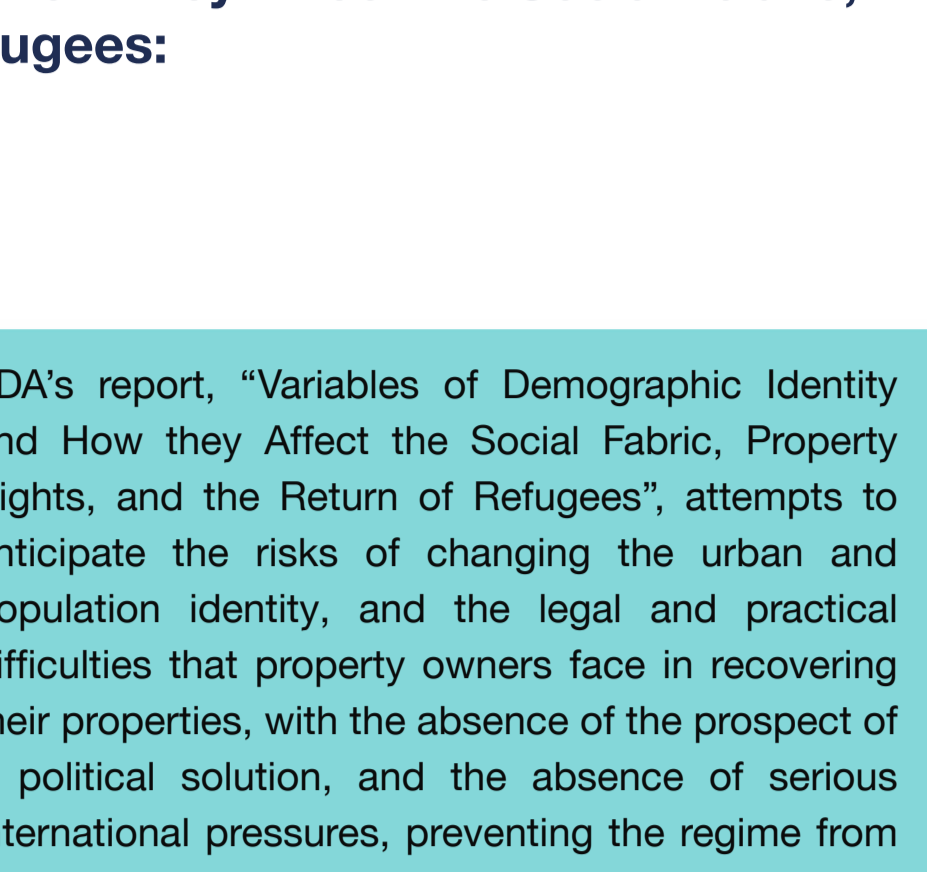
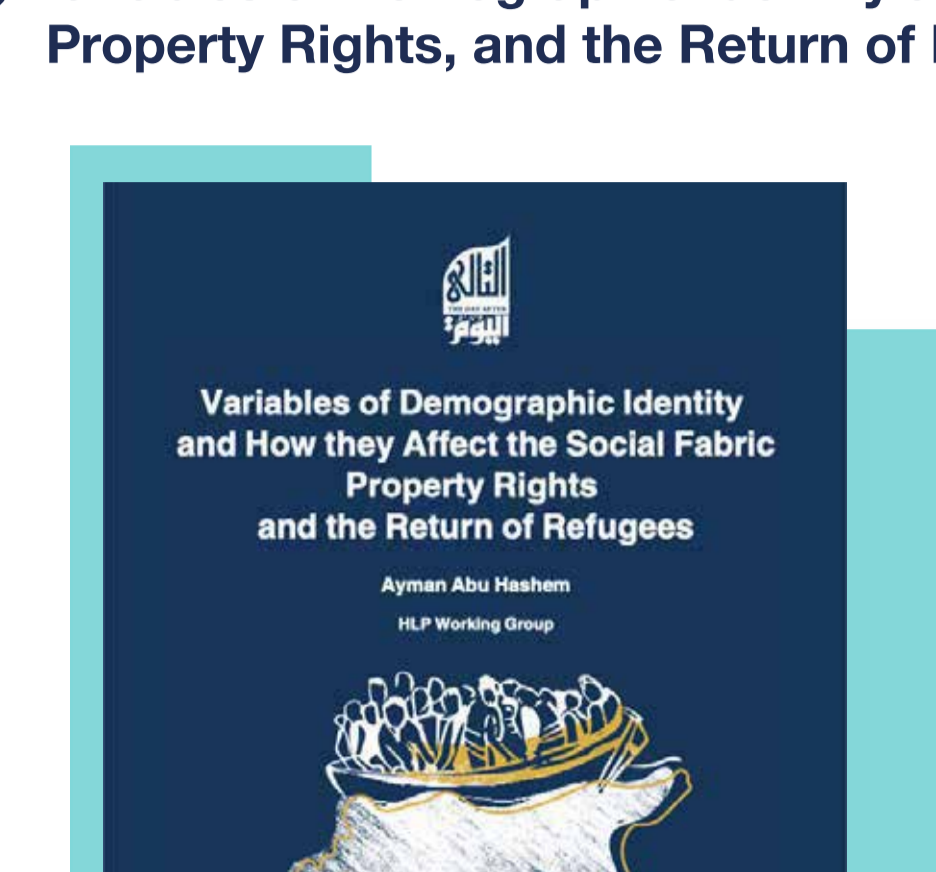
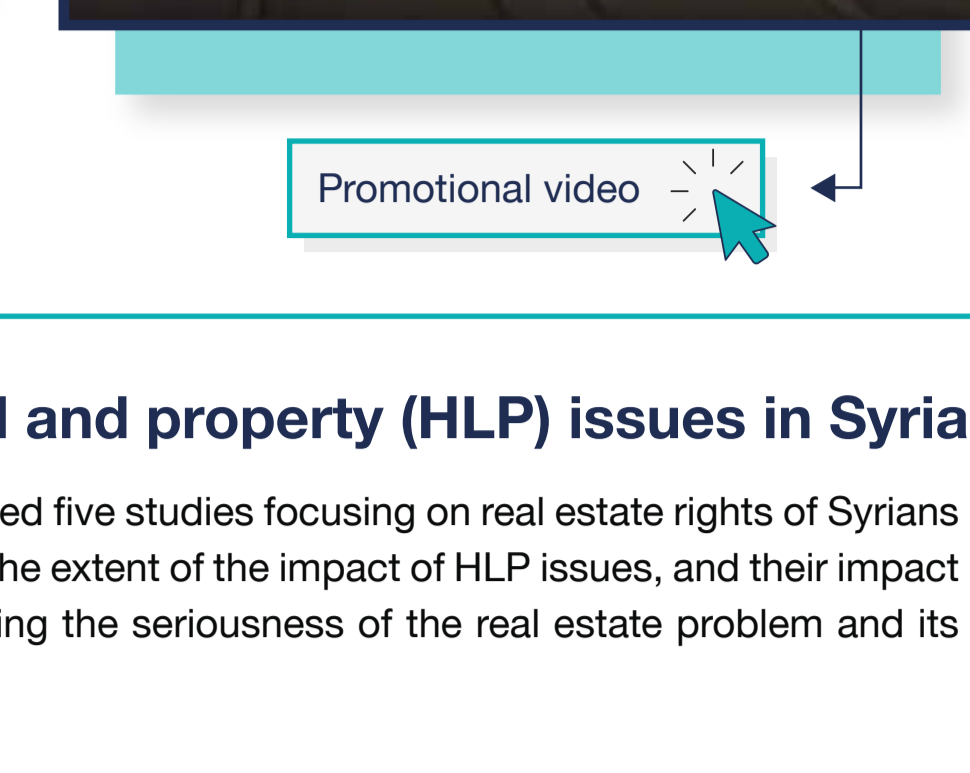
The First Conference on Housing, Land and Property (HLP) Rights in Syria:

The Day After's (TDA) first conference on "Housing, Land and Property (HLP) Rights in Syria" was held on March 24 and 25, 2022, in Istanbul.

Participants in the conference included Syrian and international organizations, United Nations agencies, HLP rights experts, and research centers. Each discussed and shared their ideas, experiences, viewpoints and the different dimensions of HLP, and its relevance to transitional justice, the return of refugees, the protection of property rights for women, the constitution, and how the international community previously addressed property rights files in countries that experienced military conflicts and waves of displacement and others. The conference reviewed the reports published by TDA about these issues.

At the end of its sessions, the conference came out with several recommendations, most notably:

- Work to establish a Syrian documentation observatory for HLP rights violations.
- Create a coordination mechanism among all Syrian civil society organizations working on HLP issues.



Five publications on housing, land and property (HLP) issues in Syria:

The Day After (TDA), during the winter of 2022, published five studies focusing on real estate rights of Syrians from different perspectives. The studies shed light on the extent of the impact of HLP issues, and their impact on the other issues in Syria, with the aim of highlighting the seriousness of the real estate problem and its effects on the future of Syria.

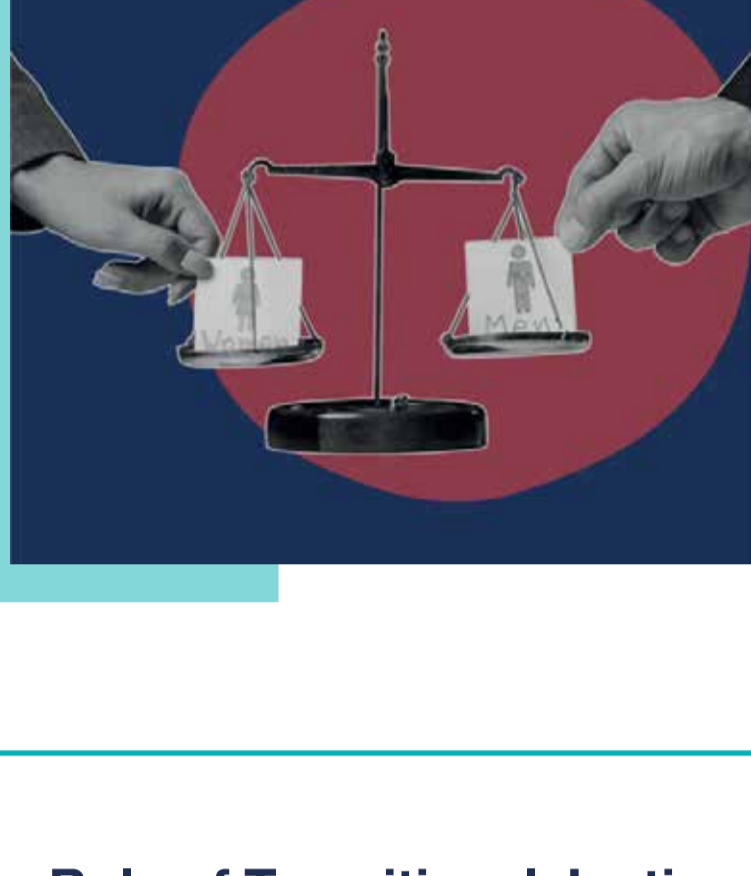
1 Variables of Demographic Identity and How they Affect the Social Fabric, Property Rights, and the Return of Refugees:



TDA's report, "Variables of Demographic Identity and How they Affect the Social Fabric, Property Rights, and the Return of Refugees", attempts to anticipate the risks of changing the urban and population identity, and the legal and practical difficulties that property owners face in recovering their properties, with the absence of the prospect of a political solution, and the absence of serious international pressures, preventing the regime from violating Syrians' rights. This is compounded by the regime's systematic mechanisms and policies that cause the displacement of millions of Syrians from their homes and land.

[For more click here](#)

2 Constitutional Guarantees of the Right to Property:



This report discusses how the regime in Syria is able to steal the constitutional text that guarantees the right of property without assuming any accountability, and it attempts to answer a set of sub-questions: Why did the Syrian state not abide by the international agreements it joined? Why are constitutional guarantees absent from protecting the right to property and adequate housing? How can this loophole be addressed so that the constitution secures protection for the right to property and care for the right to adequate housing?

[For more click here](#)

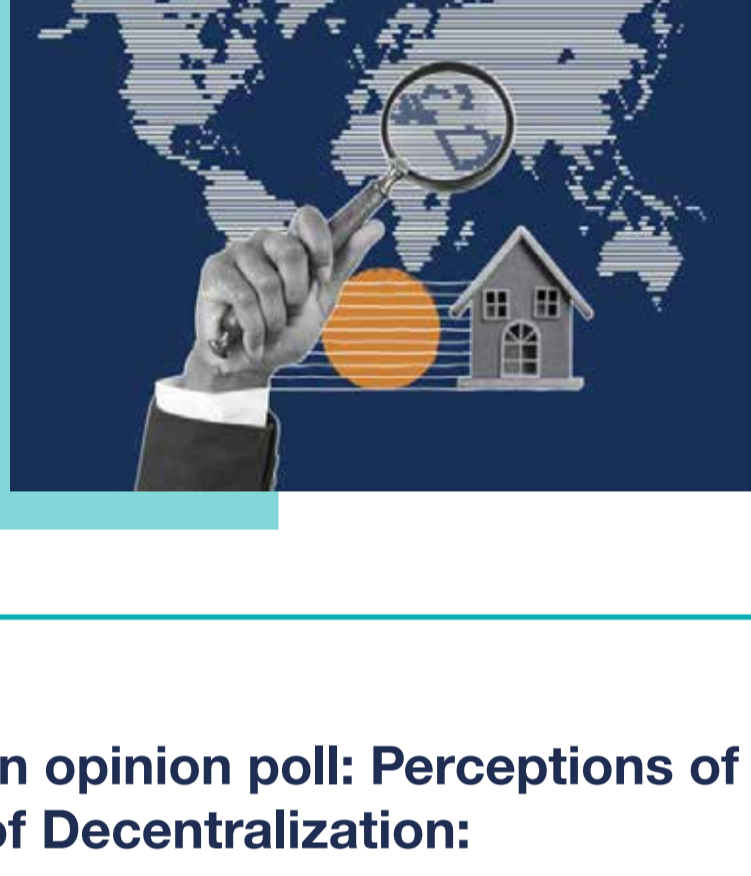
3 Property Rights in Syria from a Gender Perspective:



This report focuses on the issue of property rights from a gender perspective, through five sections that vary between studying the legislative and legal framework for property and housing rights in international law and in Syrian legislation. It amplified other causes that affected property and housing rights, in addition to governmental and civil interventions to ensure women's rights to property and housing nationally, regionally and globally.

[For more click here](#)

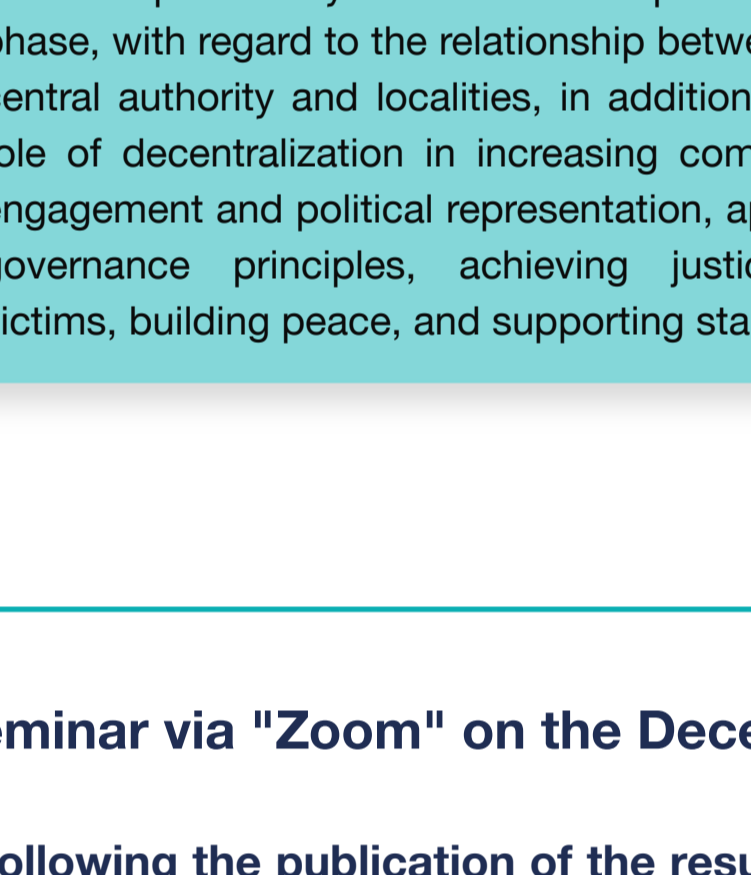
4 The Role of Transitional Justice "Reparation and Compensation Mechanisms" in Addressing Property and Housing Problems in Syria:



The first section of this report focuses on the concept of transitional justice, in international jurisprudence and international practice, the characteristics of transitional justice, and its mechanisms that have been established in documents and literature of international law. The second section discussed how HLP problems are a profound Syrian problem, and analyzed the causes and factors that led to their emergence. The third section focused on the challenges and obstacles of transitional justice in Syria, which hinder any possible opportunity to agree on core issues, including the safe and voluntary return of refugees, and property recovery and reparation.

[For more click here](#)

5 Lessons Learned from International Experiences Related to Housing, Land and Property Issues in Syria:



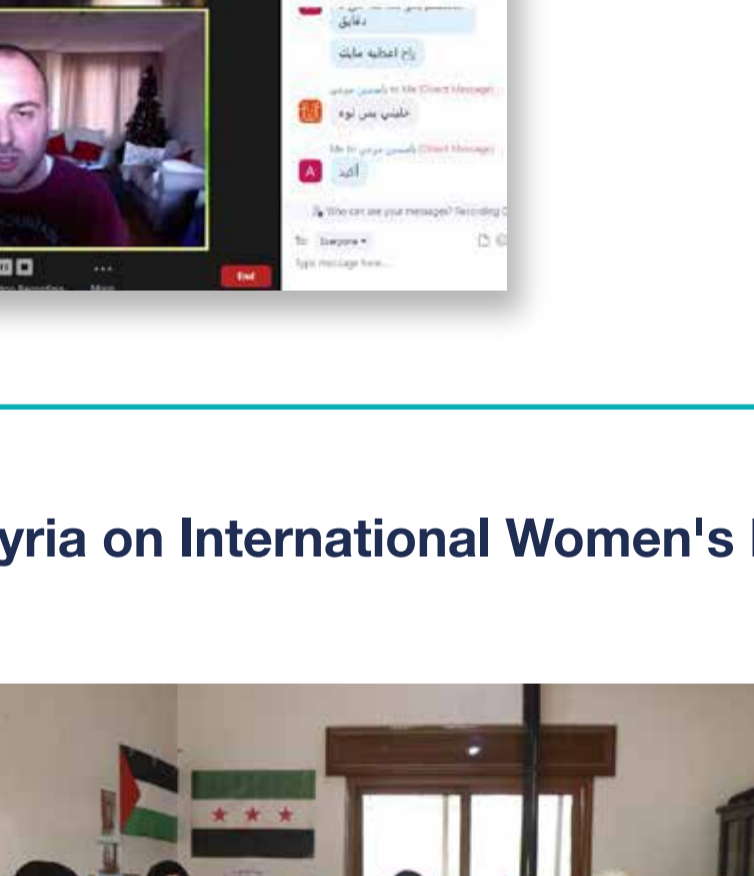
This report presents the basic principles that should guide the inclusion of HLP issues in peace agreements and transitional justice processes, and the type of conflict resolution mechanisms and procedures that have been put in place in different contexts to address HLP violations in wartime and sometimes pre-conflict violations. It also presented a set of issues related to the Syrian situation that were addressed through international practices.

[For more click here](#)

An opinion poll: Perceptions of Syrian Men and Women on the Concept of Decentralization:

The Day After published results of an opinion poll on the expectations of Syrians based on a set of values related to the concept of decentralization, and its various future projections in politics, society and government.

The survey methodology, published in January 2022, adopted a set of statistical indicators to study Syrians' impressions about decentralization, and its impact on Syria's future in the post-conflict phase, with regard to the relationship between the central authority and localities, in addition to the role of decentralization in increasing community engagement and political representation, applying governance principles, achieving justice for victims, building peace, and supporting stability.

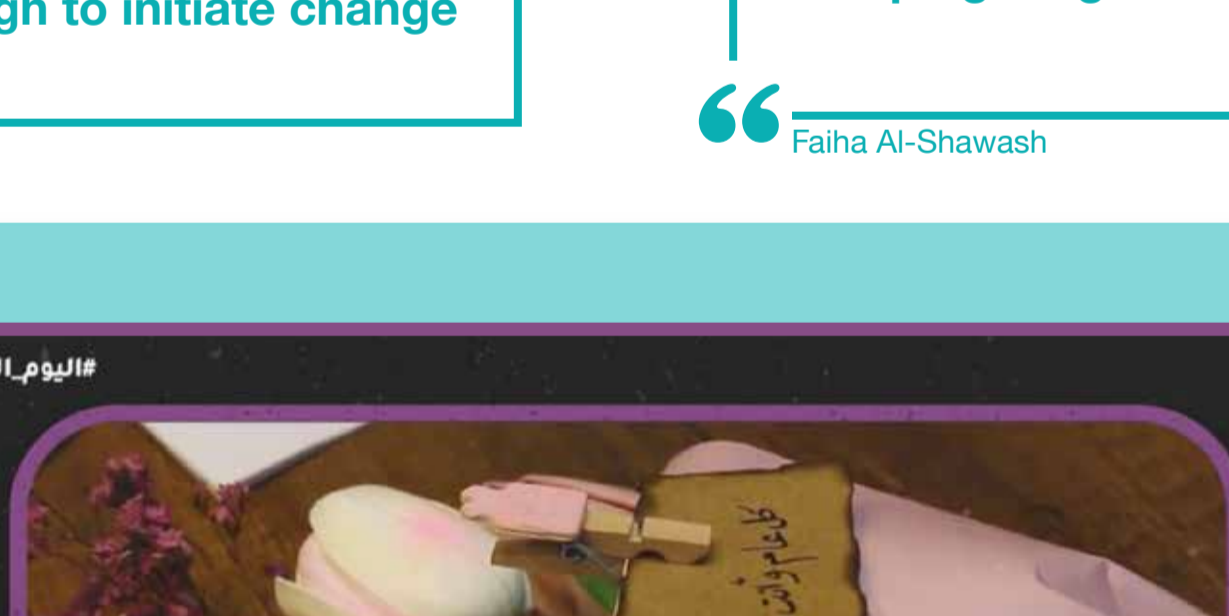


[For more click here](#)

Seminar via "Zoom" on the Decentralization Report:

Following the publication of the results of the opinion poll, "Perceptions of Syrians on the Concept of Decentralization" a webinar session was held the following day to review its most important results, and to elicit the opinions of a number of experts and activists working for CSOs.

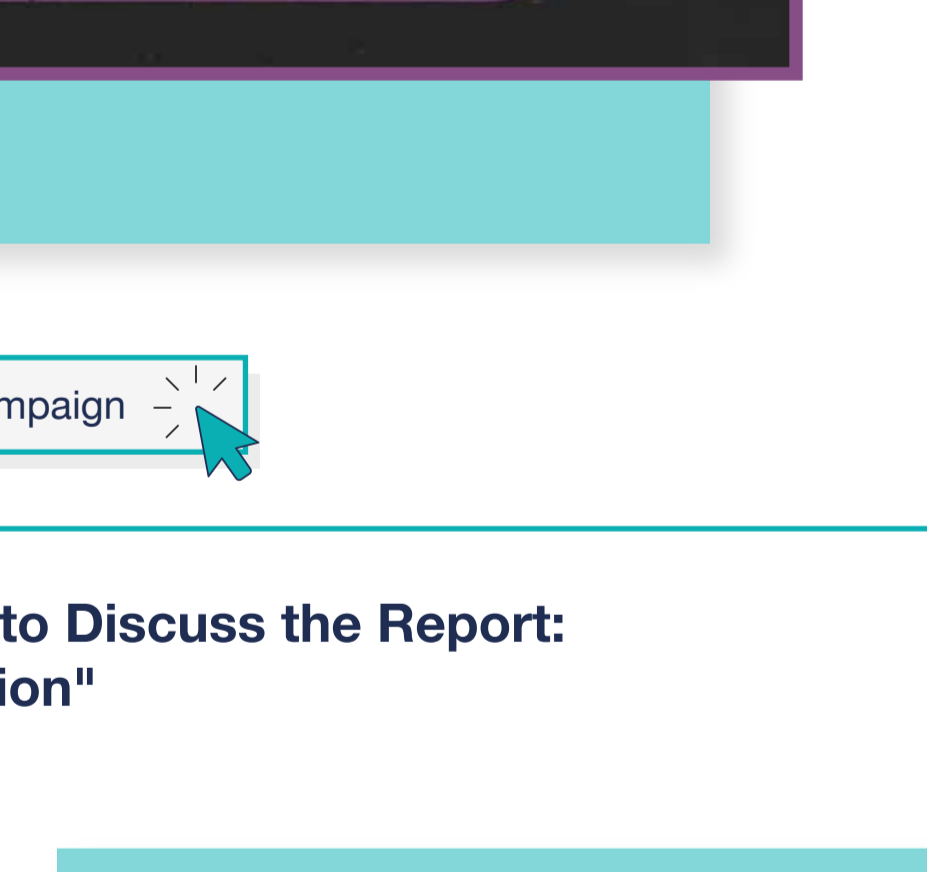
The session, which was held on February 10, 2022, was attended by senior researcher and author of the report, Mazen Ghariba, researcher and community activist, Rana Khalaf, researcher Ayman El-Desouky, director of the Local Development and Small Enterprise Support Office, Fadi Dayyub, activist and member of the Constitutional Committee, Cameran Hajjo, and journalist Yasmine Merei.



Honoring 12 Female Activists in Northern Syria on International Women's Day:

The Day After honored 12 women in six cities north of Aleppo, for their effective role in supporting local communities, on the occasion of International Women's Day, on March 8 2022, through communication teams inside Syria.

The honors ceremony included women who carried out community initiatives, contributed to empowering women, survivors of arrest, volunteers in the Civil Defense, and displaced women who were able to make a difference in their cities and places of displacement.



The Day After relayed messages to the women participants via a video published on the social media platforms of the organization.



Be confident that you are the core of society and that you are strong enough to initiate change

Berivan Bozo

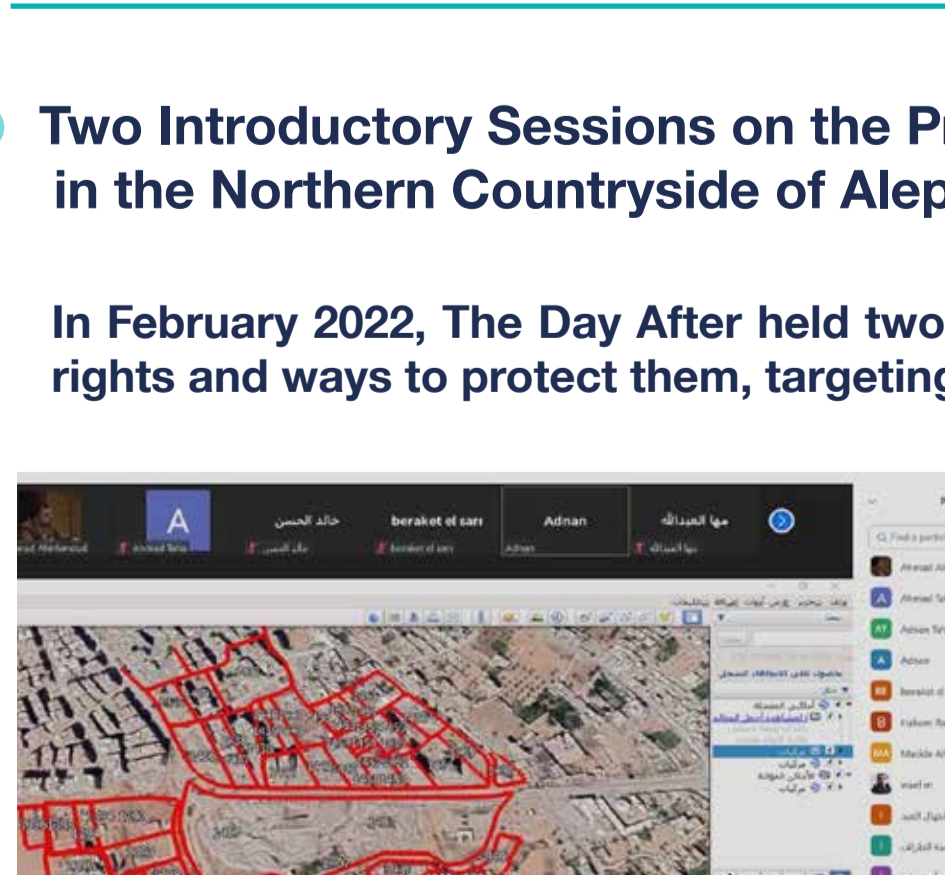


You deserve to be in the best place, keep fighting and don't give up

Faiha Al-Shawash

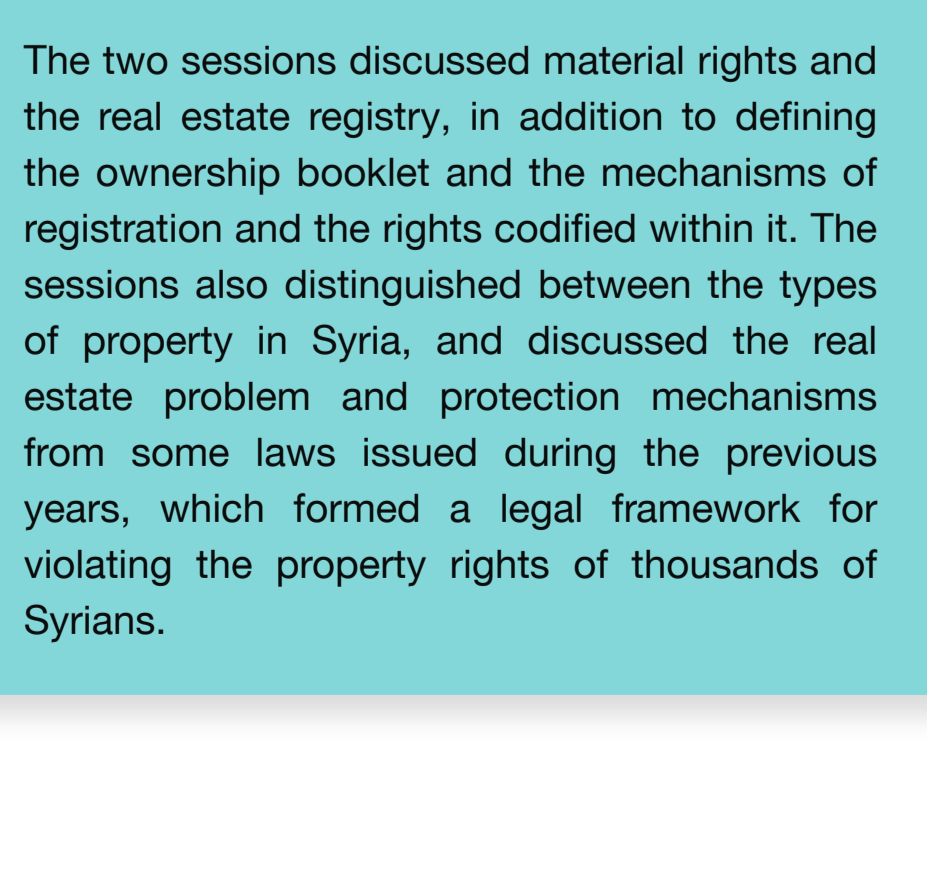


Three Sessions in Aleppo Countryside to Discuss the Report: "Syrians' Perceptions of Decentralization"



The sessions mainly aimed to conclude with a set of recommendations and observations by the target sample, that may support studies and questionnaires produced by TDA in the future, or other parties interested in Syrian affairs and the future of Syria post-conflict.

The Day After, during the month of February 2022, conducted three sessions that were held in Syria to review the results of the report "Perceptions of Syrians on the Concept of Decentralization", and discuss its content, and to elicit the views of the attendees about decentralization and its implications in all aspects of political, economic, security and legal avenues.



Awareness Sessions on International Accountability Mechanisms Inside Syria:

Three sessions were held during the first quarter of 2022 in Northern Syria, with the aim of introducing international accountability mechanisms in the Syrian context and discussing with the public about the effectiveness of these mechanisms in the course of justice, in addition to explaining the mechanism of communication with these organizations and mechanisms.



The sessions were attended by fifty Syrians in the cities of Afrin, Al-Bab and Mare'a, from various backgrounds (legal, male and female activists in CSOs, local council representatives, and survivors of detention).

The sessions contributed to increasing the knowledge of those present in these organizations and mechanisms. The attendees requested future awareness sessions about the accountability process in Syria, and asked to work on building an oral archive of survivors of detention, and increased advocacy with United Nations mechanisms to push forward the accountability process and achieve justice for victims.



Two Introductory Sessions on the Property Rights of Displaced Persons in the Northern Countryside of Aleppo:

In February 2022, The Day After held two awareness sessions via Zoom on real estate rights and ways to protect them, targeting two groups of displaced persons.

The first session was held in the city of Jarabulus on February 11 2022, and the second in the city of Al-Bab on February 25 2022, attended by 25 IDPs (15 women and 10 men).

The two sessions discussed material rights and the real estate registry, in addition to defining the ownership booklet and the mechanisms of registration and the rights codified within it. The sessions also distinguished between the types of property in Syria, and discussed the real estate problem and protection mechanisms from some laws issued during the previous years, which formed a legal framework for violating the property rights of thousands of Syrians.

A group of Syrian organizations has reservations about the new strategic framework for the work of the United Nations agency in Syria:

The new Strategic Framework for the Syrian Arab Republic 2022 - 2024, Issued by United Nations Sustainable Development Group, provokes many reservations among Syrian civil society organizations, including concerns about adopting the Syrian government's rhetoric.

UNITED NATIONS SUSTAINABLE DEVELOPMENT GROUP

The document ignores many other documents and reports issued by other UN agencies on Syria such as the Independent International Commission of Inquiry on the Syrian Arab Republic (COI) and the Office of the United Nations High Commissioner for Refugees UNHCR, as well as hundreds of reports issued by international NGOs and Syrian civil society organizations.

Therefore, a group of Syrian NGOs prepared a letter on the UN strategic framework in Syria.

[For more click here](#)