

Legal security of tenure, including protection from forced eviction:

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1. Security of tenure is recognized and ensured under the land law (1/2002). In this regard Land law recognizes plot allocation for residential, residential land transaction, strata titling etc.
  - The land law ensures secure housing or land through various regulations. In this regard there are regulations for individual and collective ownership of land, Land and housing lease, strata titling etc.
    - i. Individual/ Collective ownership of land: There is a regulation for land allocation for residential, for which land titles can be made both individual as well as collective ownership.
    - ii. Regulation for land and housing lease: The guidelines facilitates lease of land as well as housing developed on land allocated for residential purpose.
    - iii. Strata titling: Strata titling allows for individual registry of apartment/ flats of a building.
2. There are no individual laws or regulations for protection against forced eviction. However, the judicial system and laws of Maldives, gives protection from forced eviction. In addition, informal settlements are a phenomenon that is not found in the Maldives.
3. The land law and regulations under the land law gives protection to tenants, and for all the population. For example land for residential is allocated from each island as per the regulations as freehold, which can be passed down to the children. According to the constitution all individuals can apply for land for residing if they do not have an additional registered land/housing for living, among other basic criteria's.  
Informal settlers are not found.

Data on those with insecure tenure:

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4. Data or estimated figure for the number of those with insecurity of tenure. For instance:
  - Households living in informal settlements- NA
  - Minorities living in informal settlements- NA
  - Internally displaced persons- Internally displaced persons were formed only due to tsunami of 2004. This data is available and Government has provided permanent housing for the majority of this population. The housing will be provided by the end of this year for the remaining population in temporary shelters.
  - Undocumented migrants, refugees or asylum seekers- NA
  - Household that were evicted or are under eviction orders due to mortgage default- All mortgaged are recorded at the financial institution which gives the mortgage as well as the local island or city council. Thus, the data on mortgages are available at the financial institutions as well as the local council.

Urban poor living in informal arrangements (in particular informal settlements):

Questions 5, 6 and 7 are not applicable since there are no informal settlements found in Maldives

8. State development agencies does finance and support the development and implementation of policies/ projects and programs that recognize the tenure rights of the urban poor. For example after the tsunami of 2004, the Government took the initiative to finance and develop housing for the internally displaced persons.

Provisions of free housing land plots to the people by the Government are also additional measures, as well as various social housing programmes are carried out.

Urban planning and housing policies:

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9. The land use planning regulations and guidelines include land use instruments such as inclusionary zoning and quota for social housing. In this regard land use plans are prepared in consultation with the Ministry of Housing and Infrastructure, which does have allocations for residential areas as well as for social housing.
10. The social housing program carried out under the Government housing policy, are given as free hold. Housing land plots are also allocated to people with a tenure that is a good as freehold.