



Sudan Knowledge Centre (SKC)

Forced Evictions and Demolition of Homes in Khartoum: Multiple Human Rights Crimes in a Crime

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Homes demolished without allowing residents to collect their belongings, Khartoum North, April 2026

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Children using the debris of their demolished home as a playground

Methodology

This study highlights the main features of the campaign of forced evictions and demolition of homes and the traditional popular marketplaces, reported in the greater Khartoum State (Sudan) in 2025 and 2026. This campaign started in May 2025, and it continues at the time of the writing of this study, and the available evidence suggests that it is expected to continue in the future to different levels of intensity, outreach and destruction of livelihoods. Other areas in Al-Gezira State in central Sudan, known as “Al-Kanabi” or the Camps, which are mainly inhabited by agricultural workers and their families, also face similar forced eviction campaigns but could not be covered in this study for logistic reasons.

Personal interviews through telecommunication means, some of which were anonymously conducted with a representative sample of direct victims, witnesses and civil society experts, were the instruments used as a source of primary data. Some information was drawn from a wide range of reports from United Nations’ and international agencies, academia and an array of open-source information outlets that were consulted and photographs and video footage reviewed by the authors as sources of secondary data. The preparation of this study involved non-numerical data collection and a review of national precedents and recent patterns of the state’s practices in organizing matters of forced evictions for different reasons, including urban planning and land acquisition and ownership.

Due to the evolving dynamic and changing nature of the demolition campaign, the numbers of victims fluctuate frequently. A set of myriad difficulties such as easy communications and concerns about protection and security of movement limited in situ information gathering, consequently, the available figures are conservative estimates that may not reflect the actual numbers of the victims and the gravity of the situation or the level of material loss and suffering of the victims. Due to these research challenges and the lack of up-to-date numerical data, this study, therefore, largely depends on a qualitative research paradigm in drawing its final observations, analysis, conclusions and recommendations.

General Background

Sudan has a long history of large-scale and systematic forced displacement of civilians inside the country and abroad. This unfortunate humanitarian experience dates back to the first internal armed conflict in Sudan's southern region between 1955 and 1973 as renewed between 1983 and 2005, when the Comprehensive Peace Agreement (CPA) had been signed. Indiscriminate military attacks against civilians and the widespread violations of international human rights and humanitarian law due to the fighting are responsible for the past and present population displacement crises in the country. At the peak of Sudan's first internal armed conflict, an estimated 4 million civilians were uprooted, and they became internally displaced persons (IDPs), while hundreds of thousands of others were forced into exile, mainly in neighboring countries such as Kenya, Uganda, Ethiopia, Tanzania etc. The first conflict in Sudan eventually led to its secession in July 2011 when the Republic of South Sudan was born.

At present, Sudan is at the epicentre of the world's worst displacement crisis, with a record 16 million forcibly displaced civilians inside the country and abroad. By early April 2026, the United Nations (UN) agencies responsible for population movement had documented more than 11.6 million IDPs in Sudan and that a further 4.5 million people had crossed the country's borders into exile, mainly to neighbouring states such as Chad, Uganda, Ethiopia, South Sudan, Libya and Egypt.¹ These astonishing numbers were reported in less than three years and they do not account for the millions of other war-affected individuals and their families who have self-relocated within Sudan or sought refuge abroad, usually outside the formal UN registration systems, particularly in Egypt and Libya. Hundreds of thousands of Sudanese IDPs settled in the Arabian Gulf States, especially the United Arab Emirates as well as Saudi Arabia etc., two countries that showed exceptional generosity towards them.



Top government officials and senior police officers oversee the demolition operations

The dire humanitarian situation, the large-scale forced displacement and widespread violence against civilians in Sudan has prompted strong reactions from prominent world figures in the last three years. For example, the UN Secretary-General António Guterres described Sudan as being “*in the grip of a crisis of staggering scale and brutality.*”² Similarly, the Chairperson of the African Union (AU) High Level Panel on Sudan, Mr. Mohamed Ibn Chambas, characterised the situation in 2025 as “*the worst humanitarian crisis in the world.*”³ Beyond the immense human toll in civilian and military casualties, and the widespread destruction of livelihoods and infrastructure, the ongoing armed conflict has placed millions of lives at grave risk. Conservative UN’s estimates indicate that approximately 26 million Sudanese, representing more than half of the country’s population are in urgent need for humanitarian relief, medical aid and other daily basic needs, while 19.5 million people,⁴ particularly children, are facing acute food insecurity, malnutrition and conditions approaching starvation.

Unless the military confrontations between the Sudanese Armed Forces (SAF) and its rival the Rapid Support Forces (RSF), and the numerous militia groups that are affiliated with each one of them, come to an immediate end, the forced displacement crisis that has devastated Sudan since 15 April 2023 remains a serious threat that may worsen significantly, both in term of the number of the civilians affected and in the scale of the human suffering they face on a daily basis. The absence of any meaningful prospect of a negotiated political settlement between the warring parties, together with the severe deterioration of the economy as well as the wide-scale damage of homes, destruction of livelihoods, loss of employment opportunities and stable sources of income are major factors that drive displacement. Together, these displacement triggers are likely to sustain the *status quo* and further compel even more people to flee their communities in search of safety, stability, and basic means of survival.



Mark on the wall of one of the inhabited homes announcing that it will be demolished by the authorities within 72 hours, Khartoum North Locality, March 2026

State-sponsored Forced Evictions

Amid Sudan's brutal armed conflict between SAF and the RSF, a humanitarian crisis of special significance and profound consequence is also unfolding in urban areas that do not witness military confrontations and are relatively safe at present, particularly in Khartoum State. This man-made tragedy has affected hundreds of thousands of people, including both civilians and military personnel alike, with entire households reportedly subjected to targeted forced eviction and the demolition of their homes by the local State authorities. The campaign started in earnest following the withdrawal of the RSF from Khartoum in March 2025.

The forced evictions and demolition of homes are legally flawed, cruel, inhumane and morally unjustified acts, and above all they violate Sudan's regional and international human rights contractual obligations as well as its domestic laws and legislations. The evictions and demolition process appears to be discriminatory as it targets specific areas inhabited by poor communities, including longtime and newly arriving IDPs, who were already victimized by Sudan's protracted armed conflicts, communal violence, abject poverty, climate change and the effects of drought and desertification in their regions of origin during the last 4 decades. The demolitions process, which also extends to popular marketplaces, is deliberate and systematically executed, particularly across Sudan's capital, Khartoum, and its twin cities i.e. Omdurman and Khartoum North also known as (Khartoum Bahri). The eviction campaign has reportedly intensified manifold as of May 2025 and it targets areas classified by the local authorities as slums or squatter settlements, even though these residential areas represent homes, places of work and primary sources of livelihood for millions of residents.



A house under construction earmarked for demolition in Khartoum North

According to a UN-supported field study published in March 2023, the population of Khartoum State is estimated at approximately 9 million people.⁵ Multiple assessments suggest that more than half of this population lives in informal housing or slum-like conditions on the city's outskirts.⁶ Most of these poor people remained behind when the financially capable residents left the city in 2023 and moved to safer parts of the country. Consequently, any large-scale forced eviction and demolition operation that targets such densely populated settlements risks generating devastating effects on the lives and livelihoods of millions of already vulnerable residents.

Beside the forced eviction of residents from their homes, the authorities have also reportedly demolished thousands of shops, kiosks and trade stands in quite a number of traditional marketplaces, mainly in low- and middle-income residential areas. These markets are omnipresent across Khartoum State and serve as critical economic hubs for the urban poor, including petty traders, street vendors, artisans, service providers and other workers in the informal sector. For millions of people, these marketplaces are not only a public space to meet their essential daily needs by buying and selling cheap goods and local artisanal products etc., but they are also vital sources of other means of survival and human dignity.



A victim of the forced eviction campaign in Khartoum North in March 2026 inspecting the debris of his demolished home and the bodywork of his destroyed car

The destruction of these marketplaces has far-reaching socioeconomic consequences, particularly due to the central role played by the informal sector in Sudan's economy. A December 2022 joint study issued by the UN Development Programme (UNDP), the International Labour Organization (ILO) and the European Union found that the informal sector and small-scale enterprises in Sudan are a defining feature of its economy, and accounting for approximately 20% of the economic activity and employing an estimated 65% of the labour force. Informal economic activity is especially prevalent in the service sector such as catering, petty trading, domestic service, repair service, transportation, construction, local food processing, small industries, etc. Under the circumstances any

attack against, disruption or dismantling of such important economic lifelines, therefore, risks pushing millions of already vulnerable populations deeper into misery, abject and extreme poverty, perpetual displacement and dependence on humanitarian aid.⁷

The campaign of targeted forced evictions and demolition of homes and traditional local marketplaces is a state-sponsored operation. It is ordained, organized and orchestrated by the *de facto* military government and implemented by the national police and the security forces under supervision of Khartoum State. Following violent confrontations between the victims and the police, hundreds of individuals who resisted the demolition of their homes, including women and children, were physically and verbally abused and assaulted, while scores of them were arrested and held incommunicado. Dozens of soldiers who complained about the destruction of their homes were arrested and at least three of them were brutally killed in custody in Khartoum North in March/April 2026.

The demolition of homes and traditional marketplaces campaigns come at a time of special economic hardships, acute and urgent humanitarian needs, loss of sources of income and it is selectively designed and executed in total disregard to the vulnerability of the victims, the compassion teachings of the Quran⁸ and all other canons of civilized life. According to Mr. Siddig Al-Khalifa, Chairman of the Committee established by the affected communities to negotiate with the authorities *“all their pleas and attempts to find a solution were rejected and the authorities insisted on the demolition.”*⁹ The whole eviction process, therefore, can safely be characterised as a retaliatory and collective punishment carried out in blatant violation of Sudan’s national laws and regional and international customary norms, notably the right of individuals and members of their families to enjoy an adequate standard of living, including decent housing, property ownership, privacy, dignity and protection in times of national crisis.

Forced evictions as practiced in Sudan mock the provisions of the UN Basic Principles and Guidelines on Development-based Evictions and Displacement.¹⁰ These universal norms provide governments with a human rights framework aimed at minimizing forced evictions and their negative effects on their victims. The guidelines require states to ensure that any eviction is legally authorized, justified by public interest and adheres to strict due process of the law that protects the rights of the affected communities. The guidelines specifically require states to respect certain conditions such as informed consultation, legal remedy and resettlement measures before any eviction takes place.



Whole families with young children were left under the sun after destruction of their homes

Nature and Scope of the Eviction Operations

Sudan has experienced forced evictions many times in the past and during some of the previous operations the affected communities were consulted, treated in a humane manner and provided with alternative shelter and plots of land to build their homes. However, the ongoing campaign in Khartoum is quite different in nature and scope. It is a premeditated plan that amounts to an economic war by the state authorities against certain communities from Sudan's peripheral regions. During the eviction operations whole residential areas were demolished, including homes, shops and food stores, places of worship, schools and medical centres, and their residents left without shelter. Dozens of mosques and at least 13 churches of different congregations were destroyed in Khartoum and some 35,000 of their followers from the Christian minority displaced between March and December 2025.¹¹ The authorities purport that the forced eviction campaign is a "slum-clearance" and urban planning policy at a time the Sudan is yet to recover from the effects of the ongoing internal war and the state lacks the necessary financial sources to fund plans to renew and reorganise urban centres.

The scope and intensity of the ongoing forced eviction and demolition campaign are unlimited in terms of timeframe, space and outreach, or the limits thereof are unknown at best. On 3 August 2025, the Secretary General of Khartoum State government Mr. Abdelaziz Abdalla declared that the local authorities plan to demolish some 72 slums in the State. Another high-ranking local government official confessed in unambiguous terms that the operation was carried out under directives from the State government to eliminate "*informal housing*" due to its association with "... *security threats and negative social phenomena*."¹² Meanwhile, in an interview with the BBC Arabic Service in late April 2026, the Governor of Khartoum State Mr. Ahmed Osman Hamza was more direct and affirmed that the demolished areas are crime hubs infested with armed gangs and have become storage for stolen objects. He added that: "*the matter is no longer about urban planning, but rather it is an operation to combat crime*."¹³



A house built with concrete construction material earmarked for demolition



These incriminating statements from top government's officials reveal a clear intention to conduct a sweeping security operation to forcibly evict the targeted communities and expel them from the State. Demolishing homes and preventing people from using marketplaces to secure decent income and dignified living without any meaningful consideration of their citizenship rights and freedoms under national legislation or regional and international law, amounts to ethnic cleansing. The forced eviction and demolition plans are designed to expel the victims as they were left without options other than leaving their homes, belongings and memories behind and move to other parts of the country and the effects are aggravated by their vulnerability and poor living conditions due to the armed conflict and the overall insecurity in the country.

Scale and Magnitude of the Eviction Operations

By the end of March 2026, preliminary estimates indicated that at least 20,000 homes were demolished and about 200,000 individuals could be directly or indirectly affected in Khartoum State alone. These numbers have increased as the forced eviction and homes demolition operations continued in April and May 2026 and that some of the victims were evicted multiple times since then. Areas that were hard hit by forced evictions and demolition are the Lion's Heart Mandela, Ghanoush and the suburbs in Mayo residential area, Jebel Awlia Locality in South Khartoum. In Khartoum North residential areas that were totally or partially demolished are Carton Kassala (Al-Baraka), Al-Suraiha, Al-Izba, Om Al-Gura, and Al-Khairat, Dar Al-Salam, Al-Wahda, and Al-Takamul. In the outskirts of Omdurman, the affected areas are Abu Saiad, Al-Fitayhab, Dar Al-Salam and Nifasha, Marzouq and Al-Fath suburbs.

The latest documented victims of the campaign are the residents of Al-Mashru area in Al-Kadaru, Om Al-Gura, Khartoum North Locality, which is a formal residential area recognised by the state authorities. On 26 March 2026 the authorities demolished 364 homes without enough warning and more homes were demolished in the following days. This illegal action alone left some 3000 individuals, including women, children and the elderly homeless and destitute without shelter after losing their life savings and belongings, including movable assets such as cars, refrigerators, power generators etc. These valuable assets and essential household goods were purposefully destroyed during the operations. In this arbitrary process many living trees in the public and the private domains were also destroyed without explanation.

The affected communities inhabited this area for more than 20 years and most of them are in possession of state-issued land ownership deeds and other documents proving that they are rightful landowners (see annexes 2, 3 and 4). Some homes were built by concrete construction material and that the residents receive public services such as water and electricity from the national grid. such public services are exclusively provided to residential areas within the geographic confines of state-recognised urban zones in Khartoum state. Possession of land ownership deeds, the construction of homes with concrete building material and the provision of public services are indicators of the permanent nature of the demolished residential suburbs. These three facts are further evidence that illustrate the illegality of the forced evictions and homes demolition operation and the violation of Sudanese domestic laws committed by the authorities.



A house built with concrete construction material demolished in Khartoum North

Victims of Forced Evictions

The common denominator among the victims of the forced eviction and demolition campaign is that the overwhelming majority is from the African tribes of Kordofan and Darfur regions. These communities have been enduring many years of discrimination, historical injustices, exploitation and economic deprivation with repercussions that reverberate in their social exclusion and subtle economically and politically designed systematic impoverishment. The overwhelming majority of the victims of evictions settled in the demolished areas as early as the 1980s and 1990s and they typically occupy menial and other low-income jobs, mainly in the informal sectors of the economy such as street vendors, artisanal workers, housemaids etc. or those earning middle-income wages in government service, including the army and the police force.

Due to their limited economic resources, job security or weak credit worthiness status, members of those poor communities are practically excluded from accessing land allocations schemes in urban planning zones. This is because the majority of these socially marginalized and economically disadvantaged people do not meet the urban land acquisition eligibility conditions set by the authorities to be allotted plots of land to build their homes for residential purposes. Meanwhile, more others among them could not overcome the administrative hurdles or afford to pay the relatively exorbitant fees required to own such plots of land. Inability to present proof of employment in the formal sector excludes the majority of those poor workers in the informal sector from accessing credit to build their homes.

Another observation is that Sudan's urban land distribution policies and practices of the Land Department at the Ministry of Physical Planning, Khartoum State are inclined towards the commercialization of public lands as a commodity to be traded to finance

the operational cost of government. This policy represents an important incentive for the local authorities to sell land to investors rather than allocating it to rightful dwellers. This is why the local governments place special emphasis on the promotion of efficient infrastructure and the rehabilitation and upgrading of informal settlements, which means frequent evictions of poor neighbourhoods. From time-to-time the Khartoum State sells urban lands in public auctions that favour the highest bidders. This policy applies to all kinds of urban lands either for those for commercial and investment purposes or those for the establishment of upgraded residential settlements. The result is that the poor and marginalized communities find themselves perpetually pushed away to the dead lands on the outskirts of urban centres where they build new settlements, restart their lives and await the next eviction and home demolition campaigns.



A newly constructed home built with concrete material earmarked for demolition

Regional and Ethnic Motives of the Campaign

The forced eviction campaign appears to be an ethnically motivated punitive policy. It comes at a time of extreme insecurity and socio-economic hardships and amidst a vicious crusade of hate speech and warmongering in the country, which redoubles its effects on the targeted communities. The victims of the forced evictions complained about the denigrating racial slurs meted out to them by the security forces during the operations. Due to their regional or ethnic affiliations, Darfur and Kordofan States, the victims are arbitrarily and collectively accused of being the “human incubators” of the RSF or falsely blamed of sympathising or collaborating with them during their two-year occupation of Khartoum from 15 April 2023 to March 2025.

Reproaching certain ethnic communities of being “human or social incubators” of the RSF is a pretext to incriminate the victims of forced evictions and to justify the crimes committed against them. In fact, most members of the victim communities were forced to remain behind and survive the violence during the battles for control of Khartoum

(April 2023 to March 2025) as they could not secure funds to leave to safe areas in other parts of the country. It is ironic that hundreds of thousands of the victims of the forced evictions are government employees in low-income jobs, including soldiers serving in the rank and file of SAF, the police and other security services, while others were supporting SAF's war efforts as volunteers or in other capacities. Dozens of these beleaguered soldiers had been seen in military uniforms while they were inspecting the debris of their demolished homes or looking for their families.¹⁴

Impact of Forced Evictions

The socio-economic, psychological and emotional impact of the ongoing forced eviction campaign in Sudan is massive, especially as it targets communities that already have little access to basic needs for decent survival and are deprived of full enjoyment of citizenship rights. The campaign rendered hundreds of thousands of the most socially excluded families desperate, destitute, hungry, homeless, landless, jobless, hopeless, thus further alienating them and threatening social cohesion and national peace. To add to the suffering of these victims, in some cases, the authorities issue a 72-hour eviction notice¹⁵ and thereafter the homes are demolished without allowing them enough time to collect their belongings or secure shelter elsewhere. No financial compensation, alternative accommodation or social support were provided to the victims. The result of this illegal, unfair and brutal forced eviction campaign is that it has increased the levels of food insecurity as well as the morbidity and mortality rates among the victims and further isolated them and widened their social disenfranchisement.



Homes demolished without allowing their residents to collect their belongings

To add insult to injury, the forced eviction operation has been associated with a surge of a campaign of hate speech and public incitement to ethnic violence in Sudanese-activated social media platforms where disparaging and discriminatory discourse is used to incriminate the targeted ethnic communities and justify the abuse of their rights. On 7 April 2026, a popular TV station (Sudania 24) aired a rally in which some speakers uttered racist slurs against fellow IDPs from Darfur. Propagation of racial hatred while

using government political rhetoric, policies and executive measures on forced evictions as a means to generalize unfounded accusations and collectively stereotype population groups threatens peaceful coexistence and regenerates perpetual exclusion, mistrust, marginalization, and social instability in the country, which can be used by hate groups and warmongers as plausible grounds for further violations.¹⁶

As a reminder, the public rhetorics associated with the forced eviction campaign violates Decision 1 (2024) on the situation in Sudan which was adopted by the Committee on the Elimination of Racial Discrimination on 12 April 2024 under its Early Warning and Urgent Action Procedures, and in which the Committee urged the government: “... to address and prevent further escalation of ethnic violence, incitement to racial hatred and racist hate speech and hate crimes, including by ensuring that such acts were effectively investigated and adequately punished.”¹⁷

Sudan’s Obligations under International Law

Regional and international human rights law recognizes everyone’s right to an adequate standard of living, including adequate housing and some important rights linked to it such as the protection of one’s home, privacy, safety and security of person.¹⁸ Targeted forced evictions and the demolition of popular marketplaces without proper any legal process and procedural safeguards are actions inconsistent with Sudan’s obligations under the International Bill of Human Rights, particularly article 17 of the Universal Declaration of Human Rights, which enshrines that (1) Everyone has the right to own property alone as well as in association with others. (2) No one shall be arbitrarily deprived of his or her property.¹⁹

Furthermore, the targeted forced evictions and the demolition of local marketplaces as practiced in Sudan violate the International Covenant on Economic, Social and Cultural Rights (ICESCR) to which Sudan has been a state party since 1976. Particularly, they constitute massive violations of the rights of individuals and members of their families to adequate standard of living, namely the right to adequate housing and a variety of additional human rights as outlined in article 11, para.1, and other binding articles of ICESCR.²⁰ As a state party to the International Covenant on Civil and Political Rights (ICCPR) since 1976, Sudan is bound to respect the rights set therein and to provide an effective remedy to the victims of their violations viz., (article 2, para.3, article 12, para.1 and article 17). Sudan’s obligations under the ICCPR supplement the admissibility of claims about infringements of the right to private property as well as the right to work and to the continuous improvement of living conditions arising out of the ICESCR.

The arbitrary forced eviction and demolition of homes and local marketplaces campaign also violates Sudan’s obligations under some key provisions of the Convention on the Rights of the Child (CRC), “article 16, para. 1 and article 27, para. 3”, the Convention on the Rights of Persons with Disabilities (CRPD), “articles 9, 27 para. 1 and article 28”, and the provisions of the International Convention on the Elimination of All Forms of Racial Discrimination (ICERD), notably “articles 2 and 5e, paras. “I” and ‘III’”.



Another team of top State government officials and police oversee the demolition operation

Sudan's Obligations Under Domestic Legislation

On the other hand, the arbitrary and legally flawed demolition of homes and traditional local marketplaces violates Sudan's national legislations which guarantee the protection of private property ownership, which is well-established right in the country's founding documents even before its independence in January 1956. Article 6 of the 1953 Self-Government Statute, which was subsequently incorporated into Sudan's Transitional Constitution of 1956 as amended in 1964, states that: *"No person may be ... deprived of the use or ownership of his property except by due process of law."*²¹ Private property ownership rights were also reaffirmed in Sudan's subsequent statutory documents, including the 2019 Constitutional Charter of the Transitional Period also known as the Constitutional Document,²² which contains a Bill of Rights and Freedoms adequately compatible with key international and regional human rights standards.

Article 42, para. 2 of the Constitutional Document clearly states that: *"All rights and freedoms contained in international and regional human rights agreements, pacts, and charters ratified by the Republic of Sudan shall be considered an integral part of this document."*²³ Among other rights, this provision places equal emphasis on all sets of rights civil and political and economic, social and cultural rights including the right to adequate housing and to own property.

In practice, private property ownership rights in Sudan are protected by a mixture of civil law, Islamic Sharia law and customary law. These include, the Civil Transaction Act of 1984, the Evidence Act of 1993 and the Constitutional and Administrative Law Act of

1996. The Civil Procedures Act of 1983²⁴ as subsequently amended in 2009 sets out the guidelines, process and court adjudications that govern private property ownership rights. Permanent deprivation of ownership of property may only occur pursuant to a final court ruling following due process guarantees, including the right to challenge the measure and to seek restitution in case of tort of any nature. Some specialized courts oversee property ownership rights and claims, such as the Magistrate and District Courts that are charged to address simple matters of claims or disputes over property ownership and use. Sudan's decision to conduct arbitrary forced evictions without recourse to the judiciary is unjustifiable and it should bear responsibility for its actions.

Violations of Obligations under International Human Rights Law

Sudan has an appalling record of violations of its obligations under international human rights law and humanitarian law treaties to which it is a state party, and the ongoing forced eviction operations should be read in this context. In practical terms, Sudan has been placed under the public scrutiny of the UN human rights system and mechanisms since March 1993, when the first ever Special Rapporteur on the situation of human rights in the country, the late Dr. Gáspár Bíró had been appointed (1993-1998). Since then, at least ten independent human rights experts were entrusted with monitoring Sudan's practices in this vital field.²⁵

Following the military *coup d'état* on 25 October 2021 and the unconstitutional change of the transitional civilian government, and upon decision of the 32 Special Session of the UN Human Rights Council (HRC) on the 'Human rights implications of the ongoing situation in the Sudan held on 5 November 2021, the UN High Commissioner for Human Rights designated two Experts to lead his efforts on Sudan i.e., Mr. Adama Dieng (November 2021-2022) and Mr. Radhouane Nouicer (December 2022 to date). In response to the ongoing devastating internal armed conflict, the HRC established the Independent International Fact-Finding Mission for the Sudan (FFM)²⁶ on 11 October 2023 and mandated it "*to investigate, and to establish the facts, circumstances and root causes of all alleged human rights violations and abuses of international humanitarian law in the context of the ongoing armed conflict.*" The FFM's mandate has been extended for two additional years.

All UN human rights experts, special procedures mandate holders and relevant thematic mechanisms that monitor the situation in Sudan concluded that serious, systematic and massive violations of the state's obligations under the core body of international treaties to which Sudan is a state party, especially the International Bill of Human Rights²⁷ have been committed. The experts also reported the commission of atrocity acts and serious and heinous violations of international humanitarian law and criminal law amounting to war crimes and crimes against humanity as documented in the latest reports of the FFM viz., (A/HRC/60/22 and A/HRC/61/77).²⁸ On its part, the Committee on the Elimination of Racial Discrimination (CERD) urged Sudan to: "... *fully respect its obligations under international law, notably those arising from ICERD, ensure the equal protection of all its population from ethnic violence and hatred and guarantee the safety and security of members of all ethnic groups.*"²⁹

Violations of Obligations under Regional Human Rights Law

As early as 27 May 2009, the African Commission on Human and Peoples' Rights decided that Sudan has violated its contractual obligations under several articles of the African Charter on Human and Peoples' Rights (ACHPR),³⁰ namely articles 1, 4, 5, 6, 7(1), 12 (1), (2), 14, 16, 18(1) and 22. These violations include assaults against the inalienable rights to life and safety and integrity of the human person; non-discrimination and respect of the dignity inherent in a human being; the right to the best attainable physical and mental health; the right to freedom of movement and residence; to own property; protection and support to the family, and the right of all peoples to realize their economic, social and cultural development.

In its groundbreaking Resolution ACHPR/231(LII) on the right to adequate housing and protection from forced evictions adopted by the ACHPR on 22 October 2012 at its 52nd Ordinary Session held from 9 to 22 October 2012 in Yamoussoukro (Côte d'Ivoire), the African Commission condemned forced evictions and urged all States Parties to the ACHPR to take appropriate steps to ensure respect, protection and realisation of the right to adequate housing.³¹ While the ACHPR urged all African states to put an end to all forms of forced evictions, in particular those carried out for development purposes, it has asserted that a minimum degree of security of tenure, including protection from forced evictions, is essential for people to realise their right to access adequate housing and to meet the basic needs for a decent livelihood. This resolution bears special significance for the policies of forced evictions, demolition of homes and marketplaces as practiced in Sudan.

In its aforementioned resolution of 22 October 2012, ACHPR noted with concern that forced evictions also lead to violations of other economic, social and cultural rights, such as access to drinking water, stable employment, health care and education. Forced evictions and the demolition of homes and marketplaces, therefore, adversely affect the full enjoyment of core human rights norms that underpin acceptable standards of living with particular effects on the rights to adequate housing and to own property as affirmed in the African Commission's Principles and Guidelines to Interpret Economic, Social and Cultural Rights in Africa.

Furthermore, forced evictions violate the African Charter on the Rights and Welfare of the Child (ACRWC) to which Sudan is a state party. Article 3 of ACRWC provided that every child is entitled to enjoy all the rights stated in the Charter without discrimination on any ground, meanwhile article 20, para.2 (a) requires that state parties to: *"assist parents and other persons responsible for the child and in case of need provide material assistance and support programmes particularly with regard to nutrition, health, education, clothing and housing;"*³² It is a sad irony that despite its chronic and massive internal displacement crisis, and the unbearable humanitarian situation associated with it, with its special bearings on the lives of children and other vulnerable groups, alack and alas, Sudan is yet to ratify or sign the African Union Convention for the Protection and Assistance of Internally Displaced Persons in Africa.³³

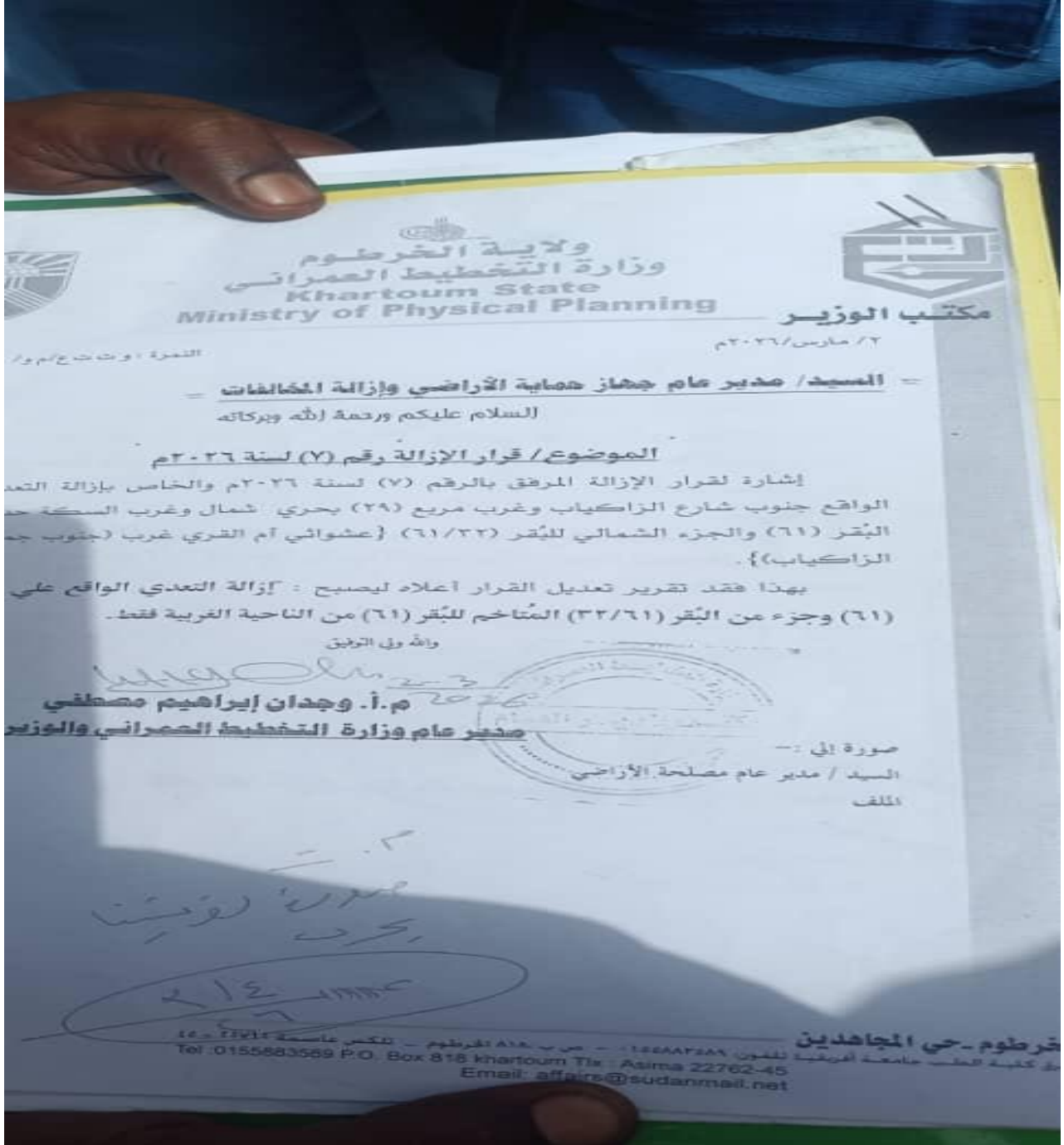
Conclusion

1. The rights to adequate housing, to own private property and to access or use communal public space such as marketplaces directly derive from the people's need to provide for their subsistence through manifold activities that protect their well-being, dignity and the inviolable fundamental right to life. The ongoing forced eviction and demolition of homes and marketplaces campaign in Sudan violates all these rights and constitutes a premeditated state-sponsored crime.
2. This unjustified campaign lacks proper legal procedure, judicial oversight or the necessary social and economic impact assessment. The unwillingness of the authorities to effectively protect the victims or to provide them with alternative housing, public space to secure their own sources of income, compensation or support are multiple crimes that strip the victims of citizenship rights and the inherent human dignity.
3. The demolition of popular marketplaces and prevention of millions of poor people who depend on the informal economic sector such as small business owners, petty traders, and artisans from using them would have serious consequences in the future. These short-sighted policies and legally flawed operations amount to an ethnically motivated economic war that comes at a time when the state provides no other sources of income to the victims, which would eventually drive them to seek alternative solutions.
4. Targeted and discriminatory forced evictions and demolition of marketplaces and private properties are illegal measures that violate Sudan's domestic laws and a host of established regional and international human right treaties to which the Sudan is a state party. Among many binding provisions, they violate the country's obligations under article 17 of ICCPR, article 11, para.1 and others of ICESCR, article 2 and 5e, paras. 'I' and 'III' of ICERD, article 27, para.3 of the CRC, articles 9, 27 para.1 and article 28 of CRPD and finally articles 2, 13, 14, 16, 18(1) and 21 of the ACHPR.
5. Legally flawed forced evictions or those carried out without proper procedures violate article 14, para. 2h of the Convention on the Elimination of All Forms of Discrimination against Women, as well as the Protocol to the ACHPR on the Rights of Women in Africa and constitute international crimes that amount to ethnic cleansing under the Rome Statute of the International Criminal Court. Sudan is yet to ratify all of these important regional and international treaties.
6. Sudan's urban land management policies are largely driven and tightly governed by neoliberal market approach and policies that focus on profits. These policies and plans are directed toward attracting investments, including foreign capital to build profitable projects to the detriment of millions of the downtrodden masses. Such policies tend to serve the interests of high-income individuals and groups and are hostile towards the disadvantaged slum dwellers.
7. Slum dwellers in Khartoum represent unique IDP communities that are largely invisible to humanitarian agencies and neglected by the local governments that consistently ignore their suffering and just demands. There is an urgent need to conduct research to understand the experience of these vulnerable groups as well as their demographic composition, protection and livelihood needs, access to services and economic integration and provide them with relief assistance.

Recommendations

1. Sudan should put an immediate end to all the ongoing and future forced evictions and demolition of traditional local marketplaces operations. It should provide the affected communities with alternative shelter, present an official apology to the victims and guarantee the non-repetition of such practices.
2. The victims of forced evictions, especially the most vulnerable groups such as women, children and the elderly are in dire need of protection, appropriate shelter and their overall situation requires urgent humanitarian assistance, including food supplies, medical service as well as psychosocial support and healing.
3. Sudan should explicitly enshrine the right to adequate housing in its constitutional documents and promulgate the necessary laws and establish procedures and measures to ensure affordability of suitable housing projects to the urban poor, their easy access to social services, legal guarantees and secure land ownership tenure, including facilitated access to the popular marketplaces.
4. Future forced eviction operations must be based on an inclusive and participatory approach that responds to the needs of the poor and observes a holistic policy that takes into account the historical injustices inflicted on the victims. This matter should be treated in a manner that preserves human dignity and addresses the economic conditions in which the targeted communities find themselves.
5. Deprivation of the right to affordable housing and ownership of property or access to popular marketplaces together with the targeting of communities on ethnic, racial, and regional origins are a criterion for exclusion from just participation in the economic, social and political life in the country and the authorities must desist from doing so.
6. Sudan should espouse an integration approach to reorganize informal housing, specifically by opting to urban planning schemes that address key matters such as a facilitated process for the poor to access housing *via* special urban land acquisition rights, sensitive eligibility criteria, architectural models for sustainable and low-cost housing, social security networks, housing allowances to fund the urban poor and workers in the informal economic sector, mainly by ensuring that suitable lending processes and mortgage terms are in place.
7. Individuals that ordered or executed the illegal demolition of homes, especially private properties that are properly owned by the victims, must be brought to justice and that the victims must be compensated for their material losses as well as the psychosocial damages inflicted on them and members of their families.
8. Regional and international human rights mechanisms and organisations need to exercise pressure to bear on the warring parties to put an immediate end to the armed conflict in the country and that the Sudanese authorities halt any future plans for forced evictions and demolition of homes and marketplaces, take a system-wide effective legal measures to curb the proliferation of hate speech and incitement to racial discrimination and violence in social media.

Annexe 1: Demolition Decision No 07/2026 dated 02 March 2026 and issued by the Land Department, Ministry of Physical Planning, Khartoum State.



Annexe 2: Official document issued by the Land Department, Ministry of Physical Planning, Khartoum State, dated 25.01.2022 affirming that residents of Om Al-Gura area, Square No 3, settled the area since 2001 and they are in the process of completing lands registration.

Ministry of Physical Planning
وزارة التخطيط العمراني
مصلحة الأراضي
Land Department

مكتب اراضي بحري شمال

التاريخ: ٢٠٢٢/١/٢٥ م

التمره/م ا ب ش/٢٠٢٢

السيد/مدير عام مصلحة الأراضي

السلام عليكم ورحمة الله وبركاته

الموضوع: سكان ام القرى مربع ٣

بالاشارة الى الموضوع اعلاه نفيدكم بان وحسب المكاتبات التي تمت في الموضوع اعلاه الى ادارة المساحة وادارة التخطيط بحري والكروكي والرفع المساحي المرفوع بغرض تحديد موقع القاطنين في الجزء الذي يمتد امتداد مربع ٣ ام القرى غرب وسجله مفتوح وحارج منطقة التداخل الزراعي.

وذلك بعد عمل الدراسة الاجتماعية والحصر والتخطيط توطئة لترقيم بالبحوث علماً بان المنطقة مشيدة ومسكونه من قبل مقدمي الطلب منذ عام ٢٠٠١ مرفق المستندات عليه نرجو كريم تفضلكم بمخاطبة ادارة تنمية الريف تمهيداً للبدء في الاجراءات.

وهذا ما لزم توضيحه...

بدرالدين خليل مهدي
مدير اراضي بحري شمال

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الدولة نحو عاصمة ومثل

Annexe 3: Sample of land acquisition/purchase contract registered with an Advocate and Commissioner for Oaths in Khartoum North with a formal registration certificate issued by the State authorities, Khartoum North Locality, Al-Kadaro Section, dated 22 April 2021

رجايب محمد عبد العظيم علي
 المحامي والموثق
 الخرطوم بحري - البروشاب شمال
 ت: 0912545700 (رقم السجل 12936)

Rehab Mohammed Abdelazeem A/I
 Advocate & Commissioner for Oaths
 Khartoum Bahri - Aldorshab North
 Mob: 0912545700

توثيق المحامين
 رقم التوثيق: 9274856
 أقر بالتنازل

أنا الموقع أسمي أدناه / محمد سليمان عباس فضل الله بطوعي واختياري وحالتي المعتبرة شرعا وقانونا وبصفتي الحائز لقطعة الارض السكنية بالرقم (323) مربع (3) أم القرى غرب والبالغ مساحتها (220 م²) تقريبا وذلك بموجب شهادة الحصر والتسجيل الصادرة من محلية الخرطوم بحري (قسم الكدرو) (مرفقه) بهذا اقر بانني قد تنازلت عن القطعة المذكورة اعلاه للسيد / ادم عثمان اسحاق محمد وذلك مقابل مبلغ متفق عليه اقر باستلامه كاملا قبل التوقيع على هذا الإقرار وبذلك تكون المساحة اعلاه في حيازة وملك المتنازل اليه يتصرف فيها تصرف المالك في ملكه من بيع وهبة ورهن وخلافه كما اضمن تعدي الغير في ما عدا السلطات الرسمية والتزام برد المبلغ مع التعويض المناسب كما اخول السلطات المختصة بتغيير السجل في اسم المتنازل اليه واذنت لمن يشهد والله خير الشاهدين.

المقر به عليه
 محمد سليمان عباس فضل الله
 ر/و 6-2662-000118-118 / ت 2013/9/18 م الحلفايا
 انشود
 1/ ابكر النورمه ابكر حامد ب ق ش / 006870900 / ت 2019/5/15 م بحري
 2/ محمد ابراهيم عبد الله ابراهيم ب ق ش / 006399231 / ت 2018/12/20 م بحري

توثيق رقم م 2021/181/ع
 أنا / رجايب محمد عبد العظيم المحامي والموثق بالخرطوم بحري حضر المقر اعلاه في حضور الشهود ووقعوا على الإقرار عالمين بمحتواه.
 صدر تحت ختمى وتوقيع في اليوم 2021/4/22 م

رجايب محمد عبد العظيم
 المحامي الموثق

Annexe 4: Another sample of land acquisition/purchase contract issued by an Advocate and Commissioner for Oaths in Khartoum North with a formal registration certificate issued by the State authorities, Khartoum North Locality, Al-Kadaro Section, dated 23 September 2010



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Even living trees were not spared from the demolition in Khartoum North



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