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## 'Corruption in Land Administration'

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## Definition of land administration

Land administration is the process of determining, recording, and disseminating of information about ownership, value and use of land when implementing land management policies

process, data-acquisition, distribution, processing, rights, assessment, inventory, land, purposes

Source: UN/ECE Land Administration Guidelines 1996

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## Forms of Corruption (UN/Habitat)

- Bribery: benefit third party and private gain
- Fraud: private gain
- Favourism, nepotism, clientelism: clan-gain



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## the Netherlands

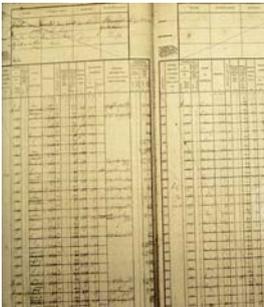
- TI rank 11 (2005)
- 3.2% civil servants
- 5.2% politicians
- poll: 3 and 5 times higher (2006)
- supervising authority for the real estate market ?



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## Observations

▪ Bangladesh	▪ Vietnam
▪ India	▪ Thailand
▪ Nepal	▪ Ireland
▪ Pakistan	▪ Australia
▪ Sri Lanka	▪ Botswana
▪ Lithuania	▪ Cambodia
▪ Kenya	▪ Georgia
▪ Czech	▪ Russia
▪ Netherlands	▪ Mozambique
▪ Malaysia	▪ Ghana
▪ Uzbekistan	▪ China
▪ Tanzania	



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## Categories

- Bribery (Bangladesh, India, Nepal, Lithuania, Kenya, Czech, Vietnam, Ireland, Netherlands, Georgia, Russia, Mozambique, China)
- Fraud (Malaysia, Vietnam, Australia, Cambodia, Tanzania, Ghana, China)
- Favourism (Kenya, Uzbekistan, Vietnam, Botswana, Cambodia, China)



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## Suggestions how to curb

- *Habitat Toolkit*
- 1. assessment and monitoring tools
- 2. improved access to information and public participation
- 3. promotion of ethics, professionalism, integrity
- 4. towards increased transparency through institutional reforms
- *World Ethics Forum*
- 5. ethical leadership
- 6. public integrity



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## Suggestions from the field

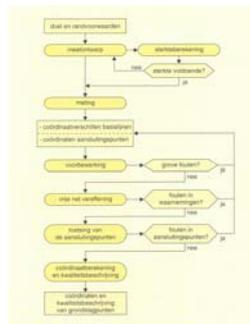
- legal frameworks
- no loopholes in law,
- cleared definition of land tenure
- enforcement of the law
- specific standards and procedures
- open bidding
- privatisation of farmland
- enhanced supervision
- ban intermediate agencies
- public participation,
- monitoring illegal land sales,
- anti corruption bureaux
- moratorium sales, ensure accountability,
- preparation of land use plans
- inventory of public lands
- disclosure illegal land swaps
- fee structure for services
- corruption issues in school curriculum
- computerization of land records
- creation land tribunals



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## Categories potential solutions

- creation inventory
- open access to land information
- standardized procedures
- supervision and appeal
- computerization



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## Conclusions

- In general: National Integrity System (TI)
- Specific:
  1. land information system ('cadastre')
  2. guaranteed open access information (general interest vs. privacy)
  3. accountable process management
  4. land tribunals
  5. computerization



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