

# Corruption of Land Administration in Sub-Saharan Africa: Reports from Nigeria and Namibia

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## SUMMARY

Knowledge of land policies and legislation by communities plays a major role in promoting accountability and accessing land and reduction in litigations and conflicts among citizens. This paper focused on the experiences of two African countries in the delivery of land and the impacts of land corruption on communities. Short case studies were presented from Nigeria and Namibia. The objective of the research is to review experiences of land corruption and its impacts on individuals, elites and communities. The research was conducted using a desktop study of scientific and Gray literature from the case studies in both countries. Findings indicated that the limited awareness of the State Land decree in Nigeria has led to conflicts between communities and state officials. A lot of conflicts arose due to land going to the elites that were in the hands of others. There were also abuses of rule of law by elites and top government officials (for instance, even a verdict from the Supreme Court judgment has not been effected after about 5 years). In addition, the use of state power for personal benefit has led to a loss of access to land for communities. Despite challenges experienced, there are opportunities for land administration professionals to promote improved land governance. The case of Nigeria demonstrates that the vast landmass in Nigeria is about 923000 square kilometres; some states have established agencies for land registration and recertification e.g. Abuja Geographic Information Services (AGIS), Kano Geographic Information Services (KANGIS) etc. The Surveyors Council of Nigeria (SURCON) promotes the maintenance of ethics and certification for professionals and respecting the rule of law. This study provides an exciting opportunity to advance our knowledge of how countries are dealing with land corruption and the opportunities that exist for land professionals in promoting good land governance. The contributions of our paper are twofold, firstly the literature review provides an overview of land corruption on country level, which indicates that there is a need reform service delivery in the land sector. Secondly, highlight that despite the challenges experienced in land sector on country level, there are opportunities for professionals to play an active role in preventing cases of corruption

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through robust training and education on good land governance. To mitigate some of the problems highlighted, the paper recommended that the land laws should be reviewed periodically, and bribery and corruption should be discouraged. Moreover, ease of doing business should be encouraged at various offices, citizens be oriented/sensitized on land laws using local languages, among other things.

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