

6TH INTERNATIONAL STUDENT CONFERENCE ON LOCAL SAFETY AND SECURITY



UNIVERZITET CRNE GORE
PRAVNI FAKULTET



University of Maribor

Faculty of
Criminal Justice and Security



arrs

SLOVENIAN RESEARCH AGENCY

PREVENTION OF CORRUPTION IN THE FIELD OF URBAN PLANNING IN MONTENEGRO

Jovana Bulatović 55/21

Ana Đukić 18/21

Darinka Bulatović 67/21

Jovana Mušikić 92/21

TABLE OF CONTENT

- Urbanisation and activity in the field of urban planning
- Adoption of sectional action plan
- Challenges of fighting corruption in urban planning
- Manipulation of field documentation
- Disadvantages of the strategy for fighting against corruption in urban planning
- Necessary actions for stopping corruption in urban planning
- Takes on corruption in Montenegro
- Cases of corruption in Montenegro



URBANISATION AND ACTIVITY IN URBAN PLANINNG

- Urban planinng is a profession that deals with the planinng and design of existing settlements and the construction of new ones, where the most important aspects being the appearance of the place, the organization of the activities that take place there.
- Urban planning must respond to the challenges of the modern world, such as:
 - *ECOLOGICAL CRISIS*
 - *REDUCTION OF ENVIRONMENTAL POLLUTION*
 - *PRONOUNCED SHORTAGE OF HOUSING*
 - *CORRUPTION*



ADOPTION OF SECTIONAL ACTION PLANS

- In the end of 2009. State adopted sectional action plan for fighting against corruption,
- In the field of urbanisation, there are multiple significant plans with the goal of eliminating business barriers and lifting the level of protection over the space with normative deregulation,
- Law on spatial development and construction of structures pays special attention on lowering the number of administrative procedures needed for construction of structures,
- There has been significant improvement on accessibility of information on property ownership since 2009.

CHALLENGES OF FIGHTING CORRUPTION IN URBAN PLANNING



- Spatial planning and construction of structures is one of the most likely fields for developing corruption.
- The set of regulations must be followed by everybody, but the most problematic part is lack of application of regulations and lack of effort by the competent authority
- By the unofficial data, the number of illegally built structures is larger than official data shows, by two or three times

MANIPULATION OF FIELD DOCUMENTATION



- Alternation of field documentation for easier legalisation of structures is done for structures that surpassed construction licence that was originally issued
- Alternation of field documentation is also done for the structures that were not issued construction licence
- This is usually the case where the land has undisclosed purpose



DISADVANTAGES OF THE STRATEGY FOR FIGHTING AGAINST CORRUPTION IN URBAN PLANNING

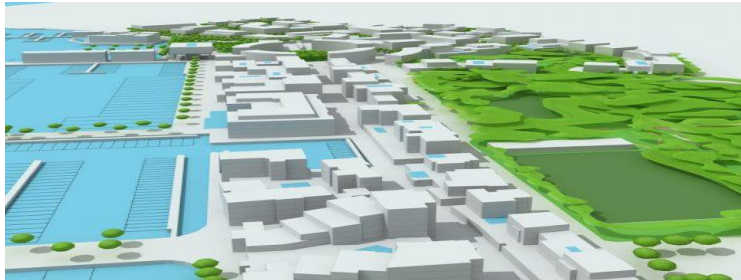
- The field of spatial planning and construction of structures is a very fertile environment for corruption because of the amount of profit in that field.
- Insufficiently transparent spatial planning
- Low administrative capacity
- Low media coverage

These are all the problems that helped corruption and criminal groups to be a part of systematic problems that hurt justice system

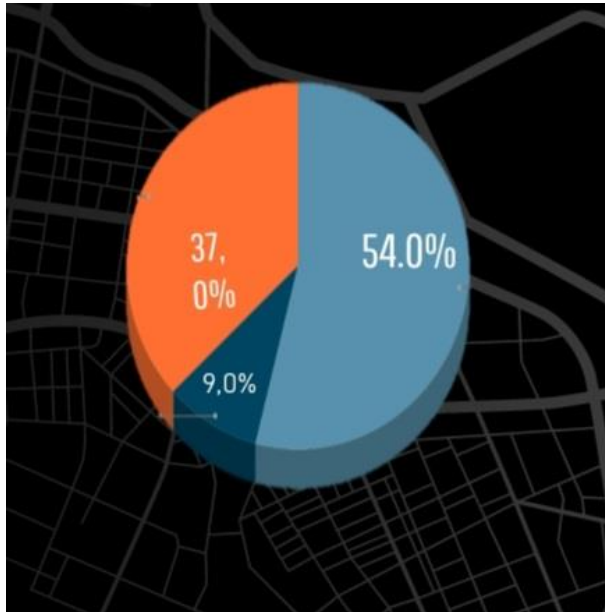


NECESSARY ACTIONS FOR STOPPING CORRUPTION IN URBAN PLANING

- Continue improving accessibility of construction licenses and work permits
- Transparency in work and information for land registers
- Improving administrative capacities of inspection services
- Continuing the collaboration between inspection services, police and prosecution with the goal of discovering and eliminating corruption and illegal building
- Improving the efficiency of investigations of financial aspects related to urban planning
- Continue monitoring the application of sectional action plan for fighting against corruption in urban planning



VIEWS ON CORRUPTION IN MONTENEGRO



- More than half of citizens think that there is some form of corruption in the state services
- 37% think that the level of corruption in these services is very high
- 9% said that they would never use bribery and corruption to get licenses faster

*CASE STUDY: INSTITUTE "DR
SIMO MILOŠEVIĆ"*

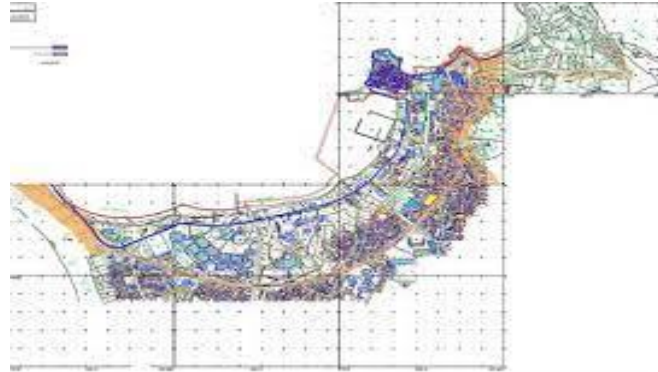


- The sale was based on outdated estimation of land worth
- Outdated documentation was presented to the buyers
- Financial reports are missing for multiple years
- The selling also included the famous "Galeb" villa.



CASE STUDY: BUDVA

- In the past 5 years, local authorities in Budva sold about 30 plots of land for colossal price
- There was no proper field documentation for this land
- Estimated price was 30€ per square meter, but the price was actually up to 150€ per square meter with the purpose of using the land for different structures



CONCLUSION

- While this is one of the biggest issue our state has, important steps are being taken to improve situation in urban planning in Montenegro. The government has made multiple laws to simplify the process of legalisation and and we can already see the improvement.
- Our government is actively working on stopping further corruption in urban planning by increasing legal consequences for all who decide to do so.



SOURCES:

1. Law on Spatial Planning and Construction (Official Gazette of the Republic of Montenegro No. 64/2017, 44/2018, 63/2018, 11/2019), Podgorica, Montenegro
2. Government of Montenegro - (2010), Anti-corruption strategy page 37
3. Law on Prevention of Corruption (Official Gazette of Montenegro, No. 53/14 and 42/2017), Podgorica, Montenegro

THANK YOU FOR YOUR ATTENTION

