

# MITIGATING FRAUD AND CORRUPTION IN AFRICAN AND ASIAN AFFORDABLE HOUSING MARKETS



**REALL IS PIONEERING  
COMMERCIALY VIABLE  
SOLUTIONS FOR  
CLIMATE-SMART  
AFFORDABLE  
HOUSING IN URBAN  
AFRICA AND ASIA.**

**SAFEGUARDING  
AGAINST AND TACKLING  
CORRUPTION IS A  
CRITICAL BUSINESS  
ACTIVITY THAT  
UNDERPINS ALL OF  
REALL AND ITS PARTNER  
NETWORK.**

## THE AFFORDABLE HOUSING OPPORTUNITY

Affordable housing is a vast and cross-cutting global challenge. At least 1.2 billion people worldwide currently live in substandard housing, often lacking access to basic services and infrastructure. This challenge is especially acute in Sub-Saharan Africa and South Asia, where urban population growth outpaces the capacity of national and municipal governments to plan and provide essential services and infrastructure. An estimated 300 million new homes will be required by 2030 to bridge the global deficit, with the majority of this need concentrated in rapidly urbanising Africa and Asia.<sup>1</sup> This will require a vast amount of construction in these geographies over the next few decades, as it is estimated that 70% of the buildings that will exist in Africa and Asia in 2050 have yet to be built.

Scalable, affordable housing solutions can be a catalyst for improving the health and economic opportunities of people on low incomes, while driving inclusive growth, climate mitigation and urban resilience at scale. Many African and Asian cities are grappling with the urbanisation challenge by focussing on improving infrastructure, investing in services, and fostering more conducive environments for affordable housing solutions. However, bottlenecks and systemic barriers remain to enabling delivery at scale.

One notable challenge is the risk of corruption, which is often associated with the global construction and infrastructure sector. Solutions that strengthen governance and transparency and restrict opportunities for

corruption must be championed and brought to the fore in emerging markets, to help de-risk capital investment, ensure affordable and relevant housing solutions, and crowd in new actors and resources to support these goals.

As an innovator and investor in climate-smart affordable housing, Reall works with its partners in emerging markets to unlock housing solutions for people living on low incomes in urban Africa and Asia. Supported by the Swedish and UK governments, Reall has invested US\$80 million into impactful affordable housing development since 2000, creating housing solutions for over 100,000 people and creating over 80,000 new jobs. Through these investments, Reall has worked to demonstrate the commercial viability and socio-economic

<sup>1</sup> World Bank, (2016). 'Housing for All by 2030', <https://www.worldbank.org/en/news/infographic/2016/05/13/housing-for-all-by-2030>

## MITIGATING FRAUD AND CORRUPTION IN AFRICAN AND ASIAN AFFORDABLE HOUSING MARKETS

impact of climate-smart affordable housing to the wider market.

Safeguarding against and tackling corruption is therefore a critical business activity that underpins all of Reall and its partners' work. Reall is proud to be signed up to the UN Global Compact which includes the principle to "work against corruption in all its forms, including extortion and bribery" (Principle 10).<sup>2</sup> Drawing on learnings from Reall's work, this paper contextualises the challenge of fraud and corruption in the construction sector in emerging markets; highlights specific

interventions and initiatives that catalyse change and drive more transparent business practices in priority geographies; and articulates key learnings and recommendations for the wider sector to learn from and emulate. It acknowledges that in working to transform the affordable housing space, formidable challenges exist. In sharing its strategy and in recognising the challenges, it is hoped this policy brief provides greater awareness of the issues faced in affordable housing delivery, and encourages like-minded organisations to contribute to and engage in the discussion. Supporting transparency and

driving out corruption is critical in not only meeting affordable housing needs, but ensuring that processes and outcomes are inclusive, transformative and fair.

---

**SUPPORTING  
TRANSPARENCY  
AND DRIVING OUT  
CORRUPTION IS CRITICAL  
IN NOT ONLY MEETING  
AFFORDABLE HOUSING  
NEEDS, BUT ENSURING  
THAT PROCESSES AND  
OUTCOMES ARE  
INCLUSIVE,  
TRANSFORMATIVE  
AND FAIR.**



## GLOBAL CONTEXT OF CORRUPTION – AND ITS IMPACT ON THE CONSTRUCTION AND HOUSING SECTOR(S)

The problem of corruption is present in all nations. The World Economic Forum estimates that the global cost of corruption is at least US\$2.6 trillion, or 5% of global gross domestic product (GDP).<sup>3</sup> This cost is most keenly felt by the poor and most vulnerable, with its effect on increasing costs and reducing access to services, including health, education and justice.<sup>4</sup>

Corruption takes on many guises and forms. These include embezzlement, bribery, nepotism, influence peddling, theft of public funds or assets, fraud, forgery, causing financial or property loss, false accounting in public affairs, and tax evasion. In emerging markets, corruption is one of the most profound impediments to sustainable economic growth. The African Development Bank estimates

that almost US\$150 billion is lost annually to corruption in Africa alone.<sup>5</sup> Yet many of the world's costliest forms of corruption could not happen without institutions in wealthy nations: the private sector firms that give large bribes; the financial institutions that accept corrupt proceeds; and the lawyers, bankers, and accountants who facilitate corrupt transactions.<sup>6</sup>

2 United Nations Global Compact (2021). 'The Ten Principles of the UN Global Compact' <https://www.unglobalcompact.org/what-is-gc/mission/principles>

3 United Nations, (2018). 'Cost of Corruption at Least 5 Per Cent of Global Gross Domestic Product', <https://www.un.org/press/en/2018/sgsm19392.doc.htm>

4 World Bank (2021), 'Combating Corruption,' <https://www.worldbank.org/en/topic/governance/brief/anti-corruption>

5 United Nations Conference on Trade and Development (UNCTAD), (2020). *Tackling Illicit Financial Flows for Sustainable Development in Africa*

6 World Bank, (2021). 'Combating Corruption' <https://www.worldbank.org/en/topic/governance/brief/anti-corruption>

## MITIGATING FRAUD AND CORRUPTION IN AFRICAN AND ASIAN AFFORDABLE HOUSING MARKETS

Making inroads against corruption often requires determined efforts to overcome vested interests, underpinned by transparency and open governance. Short of sweeping reform efforts, progress can be realised through the fostering and implementation of more transparent processes, professional accountability systems, and the use of new technologies to capture, analyse, and share data to detect and deter corrupt behaviour.

The construction industry can play a vital role in such change, given its critical present and future role in national economies, stimulating growth and development through job creation, demand for materials and services, investment and financing opportunities, and greening infrastructure. In most emerging markets the construction sector is estimated to contribute between 3% and 8% of national gross domestic product (GDP).<sup>7</sup>

The value of global construction output is expected to reach US\$17.5 trillion a year by 2030. However, the Infrastructure Transparency Initiative also estimates that up to US\$6 trillion could be lost annually by 2030 through corruption, mismanagement, and inefficiency.<sup>8</sup> This is because large infrastructure and construction projects – including national housing initiatives – are often more exposed and vulnerable to fraud and corruption than other sectors.

Because of the essential role of construction and infrastructure in national development,

corruption in the sector is especially harmful. Poor quality construction can inflate costs, reduce the economic return on investments and cause harm to occupants and communities. The perceived risk of corruption can also prevent investors from entering emerging markets and capitalising on the opportunities presented by the huge demand for housing, infrastructure, and services in urbanising areas. Combined, these have a negative impact on addressing the housing and poverty gap most keenly felt by those in the bottom 40% of

the income pyramid and more broadly the realisation of the Sustainable Development Goals (SDGs), and through climate finance, the goals of the 2015 Paris Agreement.<sup>9</sup>

---

**INFRASTRUCTURE  
TRANSPARENCY INITIATIVE  
ESTIMATES THAT UP TO  
US\$6 TRILLION COULD BE  
LOST ANNUALLY BY 2030  
THROUGH CORRUPTION,  
MISMANAGEMENT, AND  
INEFFICIENCY.<sup>8</sup>**



## FRAUD AND CORRUPTION IN AFRICAN AND ASIAN HOUSING MARKETS

Housing represents a significant dimension of construction activities, especially as housing investments and services and informal housing are often overlooked and undervalued in their contribution to GDP.<sup>10</sup> Housing also contributes towards macroeconomic growth and inclusion through the widening of access to end user financing. This indicates that construction sectors and housing markets will play a significant role in post-Covid

economic recovery programmes. The escalating housing deficits in Sub-Saharan Africa and South Asia (60 million homes and 80 million homes respectively) will require large-scale construction efforts over the coming years to resolve.<sup>11</sup>

Reall has a long track record of supporting and investing in impactful affordable housing developers and innovators. As of 2021, Reall is operational via

---

7 Arku, G., (2006). 'The housing and economic development debate revisited: economic significance of housing in developing countries', *Journal of Housing and the Built Environment*, 21

8 Infrastructure Transparency Initiative (CoST), (2016). 'This is why construction is so corrupt', <https://infrastructuretransparency.org/2016/02/05/this-is-why-construction-is-so-corrupt/>

9 Reall, (2021). 'Achieving the Sustainable Development Goals through Affordable Housing in Africa and Asia. Policy Brief'

10 Terwilliger Center for Innovation in Shelter, (2020) *Cornerstone of Recovery: How housing can help emerging market economies rebound from COVID-19*

11 Housing deficit estimates calculated by Reall based on most recent available data, 2021

## MITIGATING FRAUD AND CORRUPTION IN AFRICAN AND ASIAN AFFORDABLE HOUSING MARKETS

partners in 13 African and Asian countries with a priority focus on India, Kenya, Nigeria, Pakistan, and Uganda.<sup>12</sup>

While the specific character of transparency challenges in affordable housing markets vary, challenges typically relate to:

### Land

Land records are often opaque, stored in inaccessible places, and ownership is disputed. A lack of ownership data and the use of incomplete documents make it difficult for both buyers and sellers to enter into property transactions with confidence. Digitisation of land registries should be supported as a priority initiative, as is ongoing in Uganda and several other geographies.

### Regulations

Regulatory frameworks for property markets are often weak and poorly enforced, while building codes are often outdated and not monitored. This creates opportunity for corruption and bribery, where ineffective and elusive regulatory processes undermine transparency around

construction permits and other key approvals.

### Approvals

In emerging economies, developers typically must obtain a large number of official approvals and permits from a wide range of government bodies and agencies. This results in a bewildering, opaque process that may take years to complete and therefore can lead to opportunities for bribes and corruption to facilitate fast-tracking. This market distortion is then reflected across the entire sector in many countries, impacting on how builders price their projects, how suppliers are paid, how land holdings are valued, and how bank loans are used.

### Quality

Due to acute housing shortages and a lack of regulatory oversight in many markets, unscrupulous developers and contractors can take advantage to increase profits by using low quality construction materials to deliver poor quality housing that does not meet

regulations. It is people on low incomes with limited budgets who ultimately purchase and live in hazardous and poorly constructed buildings.

### Market distortion

Money derived from illegitimate sources and transactions, channelled into the real estate sector, distorts the market and inflates real property prices. Often this incentivises supply-driven projects, and results in outcomes where unaffordable housing lies vacant while the majority of the population live in informal housing and slum conditions.

### Green finance

As the affordable housing sector begins to engage with climate change adaptation/mitigation and green finance, new potential opportunities for corruption emerge. Focused efforts are urgently required to ensure corruption does not undermine the climate goals – especially since countries most in need of action and finance tend to score poorly on tackling corruption.<sup>13</sup>



12 Other countries in which Reall works are Angola, Burkina Faso, Ghana, Malawi, Mozambique, Nepal, the Philippines, and Tanzania.

13 Nest, M., Mullard, S., and Wathne, C. (2020). 'Corruption and climate finance: Implications for climate change interventions', <https://www.u4.no/publications/corruption-and-climate-finance>

## MITIGATING FRAUD AND CORRUPTION IN AFRICAN AND ASIAN AFFORDABLE HOUSING MARKETS

### REALL AND ITS GLOBAL PARTNER NETWORK: GOOD PRACTICES FOR TRANSPARENCY AND ANTI-CORRUPTION

Reall's affordable housing interventions and investments improve the lives of people on low incomes while showcasing commercial viability to the wider market. Mitigating and preventing fraud and corruption is therefore a core objective that permeates all of Reall's investments, activities, and projects. As an open access learning organisation, Reall

welcomes the opportunity to share its organisational processes and practices for emulation and constructive critique by the wider sector.

Reall has a zero-tolerance approach to reputational, compliance and regulatory risk while encouraging a higher risk appetite for innovation and the pursuit of strategic climate-

smart and affordable housing objectives. Crucially, Reall and all its partners have a zero-tolerance approach to fraud and corruption and together strive to continually improve their collective transparency and governance. This is reflected in Reall's proprietary 8-step Assurance Framework, which guides decisions relating to investment and partnership.

#### REALL'S PROPRIETARY 8-STEP ASSURANCE FRAMEWORK for investing in specific countries, partners, and climate-smart affordable housing projects.

##### 1 COUNTRY ASSESSMENT

Assess the need, policy, and regulatory environment prior to working in a new country.

##### 2 PARTNER ASSESSMENT

Assess potential partner(s) ability to meet the highest standards of due diligence, financial and risk management.

##### 3 MASTER AGREEMENT

Sign shared agreement on responsibilities and expectations with partners who have passed initial assessment.

##### 4 INVESTMENT COMMITTEE PROPOSAL SCRUTINY

Reall's internal Investment Committee reviews partner projects and investment proposals, in line with Reall's investment policy. This includes detailed project evaluation and a thorough social and environmental impact assessment.

##### 5 LOAN AGREEMENT

For approved projects and proposals, Reall disburses loans to partners with clear terms and conditions.

##### 6 MONTHLY & QUARTERLY REPORTS & REVIEWS

Partners provide detailed reports at business, portfolio, project level, which feed into monthly and quarterly partner reviews.

##### 7 PARTNER VISITS

Various partner visits, including detailed health checks with independent scrutiny, general monitoring of progress, and project specific visits as needed.

##### 8 ANNUAL AUDIT & MANAGEMENT LETTER

Independent annual assessment and auditing of partners, to ensure confidence and transparency.

## MITIGATING FRAUD AND CORRUPTION IN AFRICAN AND ASIAN AFFORDABLE HOUSING MARKETS



**REALL INVESTS IN INITIATIVES WHICH CAN DEMONSTRATE A CONTRIBUTION TO SUSTAINABLE AND EFFECTIVE TRANSFORMATION OF THE AFFORDABLE HOMES MARKET.**

**CENTRAL TO THIS ARE REALL'S DIRECT INVESTMENTS INTO IN-COUNTRY PARTNERS THAT UNDERTAKE THE DELIVERY AND MANAGEMENT OF AFFORDABLE HOUSING PROGRAMMES.**

Reall invests in initiatives which can demonstrate a contribution to sustainable and effective transformation of the affordable homes market. Central to this principle are Reall's direct investments into in-country partners that undertake the delivery and management of affordable housing programmes, including both 'build' and 'broker' organisations as set out in Reall's strategic plan.<sup>14</sup> Reall uses a number of financial instruments to support its partners, including loans, equity, grants, and financial guarantees.

As the 8-step framework makes clear, Reall undertakes extensive due diligence checks before entering into formalised legal partnership. This ensures that all Reall partners have demonstrated effective financial management and appropriate governance structures prior to any disbursement of funds, and are fully aligned with Reall's organisational policies and standards. The latter includes industry leading policies for anti-bribery and anti-corruption.

There are three tiers of partnership investment – basic, intermediate, and advanced – which provide an assessment framework and mechanism for levels of finance, assurance, and governance. Each partner funding request for specific projects and housing developments is scrutinised closely and rigorously assessed. Once underway, further monitoring and evaluation is undertaken to ensure compliance and anti-corruption, including through in-country independent quantity surveyors and structural surveyors commissioned to assess quality and ensure value for money.

These systems and the operating standards for the global network are externally recognised by investors who rely on Reall's due diligence and capacity building of formal partners as part of their own approvals process. Furthermore, through the network's ways of working, Reall and its partners challenge 'conventional' pathways and supply chains that have facilitated inefficiencies and provided

opportunity for corruption by demonstrating that there is an alternative way of doing business in emerging economies. This is crucial for realising Reall's long-term vision to shape markets to become more inclusive and equitable for people on low incomes.

Reall's anti-fraud, anti-corruption and anti-bribery policies are informed by 'best in class' global practices, and equally apply to all Reall's trustees/board members, employees, agents, suppliers, business partners and any other third parties connected or affiliated with Reall. Staff, partners, and board members recognise their essential role as stewards of public resources, including Swedish and UK taxpayer funding, and are held to account for their own behaviour and principles. This includes annual declarations on private interests, gifts, and hospitality. Reall staff and partners are regularly trained to recognise and respond to fraud, corruption and suspicious behaviour.

<sup>14</sup> Reall, Corporate Strategy Summary 2020-25, <https://reall.net/wp-content/uploads/2021/11/ReallA5low.pdf>

# MITIGATING FRAUD AND CORRUPTION IN AFRICAN AND ASIAN AFFORDABLE HOUSING MARKETS

## SUPPORTING TRANSFORMATION THROUGH PARTNERSHIP

Beyond its internal systems and processes, Reall works with partners and key allies to mitigate and prevent fraud and corruption within the affordable housing sector in a number of ways.

### Open access data and evidence

Reall works to influence and shape more transparent African and Asian housing markets through the open access sharing of data, evidence, and learnings for other stakeholders to emulate and replicate. Reall is embedding an evaluation and learning culture across its portfolio and disseminates data and evidence widely through a range of channels, stakeholder networks and content routes. Through this, Reall contributes to resolving information asymmetries and shapes the trajectory of the wider sector.<sup>15</sup>

---

### REALL WORKS TO INFLUENCE AND SHAPE MORE TRANSPARENT AFRICAN AND ASIAN HOUSING MARKETS THROUGH THE OPEN ACCESS SHARING OF DATA, EVIDENCE, AND LEARNINGS FOR OTHER STAKEHOLDERS TO EMULATE AND REPLICATE.

Recognising that a lack of credible and transparent data facilitates practices for fraud and corruption, Reall is working with the Centre for Affordable Housing Finance Africa (CAHF), 71Point4, Financing Sector Deepening

(FSD) Kenya, and others, to collate, analyse, strengthen and share existing datasets that relate to construction industries and affordable housing markets in Africa and Asia. Market Shaping Indicators (MSIs)<sup>16</sup> are critical to resolving existing housing market data voids that have inhibited more effective affordable housing solutions and policy and investment decisions. This includes a push for private sector players to share data in a way that they have chosen not to do so to date, or not seen a need or opportunity to do so – a new approach that has been embraced by many of our partners keen to foster this new data agenda.

The data is disseminated through a range of channels, including Reall's online Data Dashboard.<sup>17</sup> By providing a mechanism to access and evaluate data in a transparent and comparable format, this data agenda contributes towards de-risking investment and policy decisions while showcasing how climate-smart affordable housing can be delivered in a way that is sustainable and challenges a lack of information which provides potentially fertile ground for fraud and corruption.

### Digital innovations

New innovative technologies, especially in the digital realm, work to mitigate fraud and corruption at the market level. A growing field of disruptive technologies is emerging across Africa and Asia that

harnesses digitising trends and enhanced computing power to promote new solutions to conventional bottlenecks across the value chain. While not immune to manipulation, many of these innovations carry significant potential to reduce corruption risks through cashless transactions, electronic audit trails, data analytics and more scientific approaches to financial inclusion and decision-making.<sup>18</sup>

Reall has already made tangible inroads into this space through partnership and investment into Syntellect – an Indian fintech start-up developing digital credit assessment software that transforms how formal financial institutions assess the creditworthiness of people working in the informal sector, creating an opportunity for extending housing finance to unbanked and underserved customers.

Syntellect's proprietary software platform called RightProfile is itself a powerful means to bypass fraud, corruption, and prejudice in traditional financial sectors through more objective and scientific approaches to lower-income borrowers.<sup>19</sup> Furthermore, by enabling expanding access to formal finance for housing offtake solutions by end users, it increases the requirement for housing developers and housing units to meet all regulatory standards so as to be approved by banks, thereby creating an additional layer of quality assurance to the affordable housing ecosystem.

---

15 See, for example: Reall, (2020) *Impact Report Briefing: Key Findings on Quality of Life in Reall's Affordable Homes*

16 Reall (2021) 'Market Shaping Indicators – Overview' <https://reall.net/msi/>

17 Reall, (2021). 'Data Dashboard: Global Impact' <https://www.reall.net/data-dashboard/global/>

18 FinDev Gateway, (2021). 'Emerging Tech-Based Financing Models in Affordable Housing', <https://www.findevgateway.org/blog/2021/02/emerging-tech-based-financing-models-affordable-housing>

19 Jones, A., (2021). 'Digital Credit Scoring for Affordable Housing Finance: Syntellect and Reall in urban India', *Enterprise, Development and Microfinance Journal* Vol.32, Issue 3, <https://practicalactionpublishing.com/article/3049/digital-credit-scoring-for-affordable-housing-finance-syntellect-and-reall-in-urban-india>

## MITIGATING FRAUD AND CORRUPTION IN AFRICAN AND ASIAN AFFORDABLE HOUSING MARKETS

There are also innovative digital solutions that enable developers to build more effectively and transparently, such as the iBUILD platform which enables builders and developers to manage projects more efficiently, through overseeing budget expenditure, identifying project over-runs, and preventing cost inflation.<sup>20</sup> As all transactions made through iBUILD are traceable and electronic, it also significantly reduces the risk of fraud and corruption by improving the transparency and accountability of suppliers and contractors.

### Policy and regulatory change

National governments have an essential role to play in stamping out corruption, through the fostering of more logical and open governance arrangements. A key focus of such efforts is improving inefficient and hidden arrangements for granting construction permits and approvals, which enable fraud and bribery while undermining developers and investors who

play by the rules. Such practices inevitably increase the wait time for approvals, and the lack of predictability around timeframes can make effective cost modelling difficult. It additionally disincentivises new investment and actors where they are greatly needed.

Organisations like Reall and its in-country partners have an important role in bringing their experiences and expertise to influence policy and shape more transparent regulatory environments within their contexts. These include data accessibility in Kenya; community land rights and housing related to settlement clearance, renewal and regeneration in India and Nepal; and externally highlighting detailed corruption risks through the different stages of construction in the Philippines and Pakistan.

One exceptional example of public/private collaboration to improve affordable housing systems is that of Ansaar Management Company (AMC),

Pakistan. Due to its track record for effective delivery in a challenging market, AMC (represented by its CEO Jawad Aslam) is a permanent member of the Prime Minister's Naya Federal Task Force for affordable housing, formed to address barriers and incentivise affordable housing at scale. AMC has leveraged this entry point to amplify its long-running calls for changes to the country's notoriously slow and complex approval process.

AMC's advocacy contributed towards a streamlining and rationalising of the entire approvals process into a 'one-window' facility in 2020, as part of a wider package of government reforms to enable the housing market.<sup>21</sup> AMC's advocacy has reduced construction timeframes and costs for the entire market, while significantly diminishing a historic source of fraud and corruption in the sector. Their example illustrates how 'one-window' facilities are crucial for boosting transparency in the construction sector.



20 iBUILD Global, (2020) 'iBUILD in Build Press Magazine – Tech in the Construction Sector', <https://www.ibuild.global/2020/10/26/ibuild-in-build-press-magazine-tech-in-the-construction-industry-post-covid-19>

21 Daily Times, (2020) 'PM seeks roadmap to launch one-window-online approval processes for housing sector', <https://dailytimes.com.pk/644876/pm-seeks-roadmap-to-launch-one-window-online-approval-processes-for-housing-sector/>

## KEY RECOMMENDATIONS AND WAYS FORWARD

Reall and its partners strive to demonstrate that climate-smart affordable housing can be delivered in urban Africa and Asia in a way that is not only commercially viable and inclusive, but also addresses the risks and costs of fraud and corruption.

While these challenges are ongoing, as are the tools to ensure greater transparency and fairness, more is needed to transform the affordable housing ecosystems. To scale this impact further and foster more transparent and de-risked affordable housing markets, sustained commitment and joined-up interventions by all stakeholders are required, including the sharing of approaches and lessons. Reall's work to date provides the following learnings and recommendations:

- **Governments must commit to legislation and policies that improve construction standards** for planning, housing, infrastructure, and public spaces while reforming opaque regulatory processes. 'One-window' facilities for approvals and permits are a particularly crucial market intervention.
- **In turn, all spheres of government must be supported to strengthen oversight institutions in the construction, housing, and infrastructure sectors**, including ratification of international conventions and better resourcing of anti-corruption authorities.
- **Construction sectors must be resourced and strengthened to accelerate professionalisation** and increase the number of experts who provide oversight, such as chartered quantity surveyors, engineers, and project managers.
- **Digitisation must be encouraged and accelerated in the spheres of land rights, property registration, construction management and end user financing** to promote transparency, accountability and citizen participation while reducing costs and speeding up processes.
- **Construction sector agencies and bodies must also be strengthened to ensure more open and transparent procurement processes**, that identify conflicts of interest and ensure fair pricing. This includes in government-led procurement.
- Housing and construction sectors must **accelerate efforts to improve inclusivity and accountability within the industry**, including by increasing opportunities for enterprises owned and led by women and under-represented groups.
- **Anti-bribery, anti-fraud and anti-corruption standards and practices must be mainstreamed and embedded across the global affordable housing sector** through training, mentoring, influencing and dissemination of evidence.
- **All stakeholders have a responsibility to improve the accessibility and quality of publicly available data and information on affordable housing markets, investments, projects, and end users** – including committing to an explicit 'open access' approach. Sharing of data by the private sector must be incentivised by governments and international agencies, but also led by stakeholders themselves.