



**JIGAWA STATE
MINISTRY OF LANDS, HOUSING, URBAN
DEVELOPMENT AND REGIONAL PLANNING**

**Lands Administration & Regional Planning Sector
Performance Evaluation Report**

Lands Administration & Regional Planning Sector Planning Team

July, 2025

Table of Contents

table of contents	2
table of acronyms.....	3
forword.....	4
executive summary	4
chapter 1: introduction	8
background.....	Error! Bookmark not defined.
1.1 sector purpose.....	Error! Bookmark not defined.
1.3 statement of the sector's mission, vision and core values.....	8
mission statement:.....	9
vision statement:	9
1.4 sector institutional mandate	9
1.5 purpose of sector performance review	10
1.6 stakeholders for the sector.....	10
chapter 2: analysis of performance	12
2.1 summary of progress against work plans	12
2.2 assessment of actual performance against targets for each kpi.....	12
2.3 – lands sector key performance indicators.....	12
2.3 impact analysis of strategies (projects, programs and other intervention) on the kpis	15
2.4 conclusion and lesson learnt	15
chapter-3: financial performanceanalysis	16
3.1 sector budget appropriation, disbursement and expenditure trends	19
3.2 overview of external assistance trend	19
3.3 conclusion and lessons learned.	19
chapter 4: institutional and organizational capacity development	Error! Bookmark not defined.
4.1 institutional capacity development progress	20
4.2 human resource management performance.....	21
4.3 physical infrastructure and facilities development.....	22
chapter-5: challenges and recommendations.....	23
5.1 challenges.....	23
5.2 recommendations	23
6 Recommendations for MTSS strategy adjustment	25
6.1 recommendation for sector strategy and program adjustment	25
6.2 recommendations for medium-term budget adjustment	25
6.3 recommendation for strengthening partnership and external.....	25
assistance in the sector	25
6.4 recommendation for improving institutional and organisational development	25
6.4 - Recommendation for enhancing internal coordination.....	26

Table of Acronyms

Acronym	Definition
MTSS	Medium Term Sector Strategy
SPT	Sector Planning Team
BEPD	Budget and Economic Planning Directorate
DFID	Department for International Development
PERL	Partnership to Engage, Reform and Learn
ARC	Accountable, Responsive and Capable Government
Mni	Member of the National Institute
MON	Member of the Order of the Niger
M&E	Monitoring and Evaluation
MDGs	Millennium Development Goals
ASPR	Annual Sector Performance Review
LHUDRP	Lands, Housing, Urban Development and Regional Planning
MDAs	Ministries, Departments and Agencies
SLTR	Systematic Land Titling and Registration
LGA	Local Government Area
PPP	Public Private Partnership
NEPAD	New Partnership for Africa Development
ERGP	Economic Recovery and Growth Plan
SDGs	Sustainable Development Goals
PERL	Partnership to Engage, Reform and Learn
CSOs	Civil Society Organisations
DCDA	Dutse Capital Development Authority
FMBN	Federal Mortgage Bank of Nigeria
UDB	Urban Development Board
GIS	Geographic Information System
KPI	Key Performance Indicator
MOL	Ministry of Lands
JSHA	Jigawa State Housing Authority

FOREWORD

The Lands Administration and Regional Planning Sector remain central to the socio-economic development of our State, as it provides the foundation for orderly growth, sustainable urbanization, and effective land management. This Performance Evaluation Report presents a comprehensive review of the sector's activities, achievements, and challenges within the reporting period.

The Report highlights key milestones attained in land administration reforms, systematic title registration, spatial planning, and policy development. It also identifies critical gaps and areas requiring strategic interventions to strengthen efficiency, transparency, and service delivery in line with CDF III, His Excellency's vision and the 12-Point Agenda.

It is our expectation that the findings and recommendations contained herein will serve as a guiding framework for decision-making, resource allocation, and future sectoral planning. The Report further underscores the commitment of Government towards ensuring that land resources are managed in a manner that promotes equity, security, and inclusive development for the benefit of all citizens.

We remain confident that with sustained political will, stakeholder collaboration, and institutional strengthening, the Lands Administration and Regional Planning Sector will continue to drive progress and contribute significantly to the overall transformation of the State.

Rt. Honorable Ahmad Garba

Honorable Commissioner

Acknowledgement

The Lands Administration and Regional Planning Sector gratefully acknowledges the visionary leadership of **His Excellency, Alhaji Umar A. Namadi, FCA, Executive Governor of Jigawa State**, whose unwavering commitment to good governance and sustainable development continues to inspire progress in land management, housing, and urban development.

We also extend appreciation to the **Honourable Commissioner, Permanent Secretary, Directors, and staff of the Ministry of Lands, Housing, Urban Development and Regional Planning** for their dedication and professionalism in driving sectoral reforms and ensuring effective service delivery.

Special recognition is given to our **technical partners and stakeholders**, including **PACE Jigawa**, traditional institutions, civil society organizations, and community representatives, for their valuable contributions, collaboration, and support throughout the evaluation process.

Above all, we acknowledge the **people of Jigawa State**, whose cooperation and active participation remain central to the success of land administration reforms, urban planning initiatives, and sustainable development efforts.

Alhaji Isyaku Shehu

Permanent Secretary

Executive Summary

This Performance Evaluation Report provides an overview of the achievements, challenges, and prospects of the Lands Administration and Regional Planning Sector during the review period. The sector plays a pivotal role in ensuring sustainable urban development, effective land management, and improved access to land rights, which are vital for economic growth, social inclusion, environmental sustainability.

The evaluation highlights progress recorded in the following areas:

- **Land Administration:** Introduction of the Systematic Land Title Registration (SLTR) across selected districts, leading to increased issuance of Certificates of Occupancy and greater public confidence in the land governance system.
- **Regional and Urban Planning:** Preparation and updating of development master plans to guide orderly growth of urban centers, reduce land use conflicts, and promote sustainable urbanization.
- **Policy and Institutional Reforms:** Ongoing formulation of the Land, Housing, and Urban Development Policy to provide a consolidated framework for sector operations, institutional efficiency, and service delivery.
- **Revenue Generation:** Improved internally generated revenue from land-related services, made possible through streamlined processes, enhanced compliance mechanisms, and stronger accountability frameworks.
- **Housing Development:** Initiation of housing schemes and interventions aimed at addressing shelter needs, enhancing access to affordable housing, and supporting orderly expansion of residential estates.
- **State Capital Development:** Strengthened efforts in environmental management through improved systems for refuse collection and disposal, as well as the rehabilitation and maintenance of public parks and gardens to promote aesthetics, recreation, and livability within the State capital.

Despite these gains, the sector continues to face challenges, including inadequate funding, limited technical capacity, encroachment on government layouts, weak enforcement of planning regulations, and delays in policy harmonization.

The Report recommends strengthening institutional coordination, deploying technology-driven solutions, building capacity of sector staff, and sustaining stakeholder engagement to improve land governance and planning outcomes.

Overall, the sector remains on course to deliver on the Government's 12-Point Agenda by promoting transparency, accountability, and inclusiveness in land administration and regional planning, thereby contributing significantly to the State's socio-economic transformation.

Chapter 1: Introduction

The **primary purpose of the Lands Administration and Regional Planning Sector** is to provide easy access to land for all uses and to ensure efficient urban, regional, and housing delivery plans that are environmentally friendly and sustainable. The sector is also committed to guaranteeing access to housing or land for housing development by all citizens of the State, as well as promoting the development and adaptation of appropriate technologies that encourage the production and use of local building materials. In addition, the sector is tasked with reviewing existing legislation in the land and housing sub-sector to align with current realities and with the strict implementation of the State Housing Plans.

Beyond these, the sector recognizes the importance of addressing the needs of rural and semi-urban areas, where the majority of Jigawa State's population resides. It also prioritizes the resettlement of communities affected by either development interventions or natural disasters such as flooding.

Access to land, however, continues to pose a major challenge due to the ever-growing population, competing land uses, and the fixed nature of land resources. Rural-urban migration further intensifies this pressure, underscoring the importance of effective land administration and regional planning. This commitment aligns with **SDG Goal 11**: "*Make cities and human settlements inclusive, safe, resilient, and sustainable.*"

To achieve these objectives, the sector has adopted the **Medium-Term Sector Strategies (MTSS)** as a tool for implementing policies, projects, and programmes. The medium-term plans serve as a bridge to the annual budget, ensuring continuity and alignment. Similarly, the **Annual Sector Performance Evaluation Report (ASPER)** provides a framework to measure performance, track project implementation, and generate recommendations for improving the MTSS and annual budget process. The sector identifies key performance indicators, analyses relevant data, and measures outcomes to guide continuous improvement.

1.1 Sector Purpose

The purpose of the Lands Administration and Regional Planning Sector is to:

- 1 Provide easy access to land for all uses.
- 2 Ensure efficient and environmentally friendly urban, regional, and housing delivery plans.
- 3 Guarantee access to housing or land for housing development by all citizens of the State.
- 4 Promote the development and use of appropriate technologies and local building materials.
- 5 Review and update existing legislation in the land and housing sub-sector to meet desired goals.
- 6 Ensure strict implementation of the State Housing Plans.

1.2 Statement of the Sector's Mission, Vision and Core Values

Mission statement:

To provide easy access to land for all uses and ensure efficient urban, regional and housing delivery plans that are environment friendly.

Vision Statement:

A dynamic land administration for sustainable urban and regional settlement which will foster socio-economic growth, promote efficient settlement and improve standard of living.

1.4 Sector Institutional Mandate

The summary of the mandates of the sector are as follows:

Sector MDAs	Mandate
Ministry of Land	<ul style="list-style-type: none"> • Establishing a sustainable land information system that will ensure easy access to that land related on all parcels of land in the state towards easing the preparation of certificate of occupancy on government land at all levels and owned by individuals and corporate bodies. • Formulating, implementing and evaluating all Government policies on Housing. • Preparing state land & Housing plans and reviewing same regularly and ensuring possible implementation for public buildings and housing unit. • Ensuring access to land for any infrastructure development. • Centralizing and consolidating file storage system whereby existing title document are secured and archived into data base that will ensure proper indexing documents. • Facilitating the total digitalizing and computerizing all available land records to pave away for the else while Land Information system (JIGLIS). • Ensuring active participation of public, private and non-government organization at all levels that ensuring security of tenure and protection from discrimination and equal access to land at affordable houses for all persons. • Ensuring the operation of a smooth land administrations system that is customer-friendly and one that is capable of enhancing and promoting socio-economic growth of all. • Ensuring the provision of survey plans on all land parcels own by the government, individuals and corporate institution all over the State. • Coordinating and supervising the activities of agencies under it (UDB, Housing Authority and DCDA)
Housing Authority	<ul style="list-style-type: none"> • To provide and increase the houses needed by the member of the public for purchase or rent through direct construction and partnership with Private/Public Institutions • From time to time, prepare and submit proposals for Housing Development to the state Government for providing more houses in the state. • Guarantee loans to enable members of the public purchase or build

	<ul style="list-style-type: none"> their own houses. Under take any function assigned to it by the Government, either alone or in collaboration with other MDAs
Urban Development Board	<ul style="list-style-type: none"> Urban Planning and development Land Use Planning Development control Research and Design
DCDA	<ul style="list-style-type: none"> Maintenance of Parks and Garden in Dutse Collection and disposal of refuse within the State Capital Any duty assign to it by the State Government

1.5 Purpose of Sector Performance Review

The purpose of the Sector Performance Review is to assess progress made in implementing the activities; expending the budget; achieving the MTSS strategic priorities (outcome) and strategic objectives (output) targets for the period under review. The evaluation would be based on the sector KPIs to determine the extent to which implementation of the sector's projects and programmes is making impact in achieving the set milestones and delivery the development objectives of the State Government.

1.6 Stakeholders for the sector

The Lands sector comprises of the following MDAs:

- i. Ministry of Lands, Housing Urban Development and Regional Planning
- ii. Jigawa State Housing Authority
- iii. Urban Development Board
- iv. Dutse Capital Development Authority

For the purpose of addressing cross-cutting issues, the following MDAs are also key stakeholders with which the sector relates very often:

- i. Ministry of Agriculture
- ii. Ministry of Environment
- iii. Ministry of Works
- iv. Ministry of Budget and Economic Planning
- v. Ministry of Water Resources
- vi. Jigawa State Investment and Promotion Agency and
- vii. Ministry for Local Governments
- viii. Ministry of Health
- ix. Ministry of Education
- x. Ministry of Power and Alternative Energy
- xi. Jigawa State Savings and Loans.
- xii. Federal Mortgage Bank of Nigeria (FMBN)

xiii. Federal Ministry of Works and urban Development

xiv. Federal Ministry Housing

CHAPTER 2: ANALYSIS OF PERFORMANCE

2.1 Summary of Progress against Work Plans

This chapter analyses performance against targets. It also tried to identify the factors responsible for results achieved and to provide recommendations for subsequent planning and budget cycles to ensure that implementation of sector strategies remains on track to deliver its policy objectives and the attainment of set key performance indicators.

2.2 Assessment of actual Performance against targets for each KPI

The following are six (6) Key Result Areas (KRAs) which have been identified for the Sector to be delivered through the Medium-Term Sector Strategy (MTSS) and annual budget process.

- i. Provision of land for all land purposes to individuals and corporate bodies,
- ii. Registration and verification of land titles
- iii. Processing of building plans and development control activities
- iv. Approval and implementation of layout plans for various purposes including resettlement
- v. Provision of additional low-cost housing units and maintenance of existing estates
- vi. Development and review master plans for urban and regional centres.

2.3 – Lands Administration and Regional Planning Sector Key Performance Indicators

As reflected in the CDF, the Sector has a number of Key Performance Indicators specified to be attained as a measure of the outcome of implementing the strategic initiatives in the sector and some modification that lead to increase in the number of KPIs as initially captured in the CDF II.

2.3:1 Impact Analysis of Strategies (Projects, Programs and other intervention) on the KPIs

In order to analyse the performance against targets the activities/KPIs are correlated against the Key Result Areas.

Key Result Area 1: Provision of Land for All Purposes to Individual, Government Institutions and Corporate Bodies:

The area covers provision of plots to both corporate and individuals for either commercial, institutional, residential, or agricultural purposes in the state.

KPI : number of plots allocated to individuals and corporate bodies for all land uses. The table below presents an evaluation of the performance of the various pre-set KPIs:

LAND ADMINISTRATION & REGIONAL PLANNING SECTOR KEY PERFORMANCE INDICATORS

Ministry of Lands

Target KPIs And Related Actual KPIs		2024 Target		2024 Actual		Perform ance Score 2024	2023 Target		2023 Actual		Perfor mance Score 2023	2022 Target		2022 Actual		Perfo rmanc e Score 2022
1 No. of Plots allocated to Individual, government institutions and corporate bodies for all related uses.	Resi d.	2500	Resi d.	1670	66.8%	Resi	2000	Resi	1500	75%	Re si	1500	Resi	233	15.5%	
	Com .	500	Com .	91	18.2%	Com .	1000	Com.	98	9.8%	Co m.	1000	Com .	49	4.9%	
	Agri c.	2000	Agri c.	1251	62.5%	Agri	500	Agri	353	70.6%	A gri	500	Agri	105	21.1%	
	Indu st	100	Indu st	65	65%	Indu	25	Indu	16	64.0%	In du	25	Indu	3	12%	
	Insti tu	50	Insti tu	36	72%	Insti	20	Insti	14	70.0%	In sti	40	Insti	10	25%	
Target KPIs And Related Actual KPIs		2024 Target		2024 Actual		Perform ance Score 2024	2023 Target		2023 Actual		Perfor mance Score 2023	2022 Target		2022 Actual		Perform ance Score 2022
2 Number of title registered	5000		3399		67.98%	3000		2041		68.3%	3000		2356		78.5%	
3 Number of CofO Produced	350		267		76.3%	300		238		79.3%	250		270		108%	
4 Number of master plans for urban centres developed	6		1		33.3%	3		0		0%	3		0		0%	
Number of master plan developed for regional centres	3		1		33.3%	10		0		0%	10		0		0%	

SOURCE: MoL (Lands Department)

Jigawa State Housing Authority

Target KPIs And Related Actual KPIs		2024 Target	2024 Actual	Performance Score 2024	2023 Target	2023 Actual	Performance Score 2023	2022 Target	2022 Actual	Performance Score 2022
1	No. of housing estates maintained/constructed	12 NIL	1 maintained	50%	12	0	0%	6	0	0%
		500	500 Constructed	100%	5	0	0%	5	0	0%
2	No. of houses maintained/Constructed	165	14 maintained	7%	165	5	1%	165	10	6.3%
		50	0	0%	10	0	0%	10	0	0%
3	No of shops maintained/Constructed	32	18 maintained	56.26%	32	12	37.5%	32	18	56.25%
		50	14 constructed	80%	50	0	0%	30	0	0%

SOURCE: MoL (Housing Authority)

Urban Development Board/Ministry of Lands

Target KPIs And Related Actual KPIs		2024 Target	2024 Actual	Performance Score 2024	2023 Target	2023 Actual	Performance Score 2023	2023 Target	2022 Actual	Performance Score 2022
1	No. of Building plans processed annually in Urban and Regional areas	1000 Urban	455 Urban	45.5%	10	0	0%	30	15	50%
		10 Regional	0	0%	300	166	55.3%	250	194	77.6%
2	Layouts approved and implemented for resettlement/town extension purpose.	12 Urban areas	7 Urban areas	58.3%	10	6	66.6%	20	7	35%
		3 Regional	Nil Regional	0%	12	2		25	19	

Dutse Capital Development Authority (DCDA)

	Outcomes KPIs And Related Output KPIs	2024 Target	2024 Actual	Performance Score 2024
	No of Refuse Disposal constructed/ Renovated			
	No of Refuse Dumping site cleared			
	No of Park and Garden Constructed/ Renovated			

SOURCE: MoL (UDB)

2.4 Conclusion and Lesson Learnt

Conclusively, Lands Administration and Regional Planning sector performance in term of outcomes from KPIs was 43.85% and breakdown was as follows:

PERFORMANCE SCORE				
S/N	MDAs	2024	2023	2022
1	Ministry of Lands	71.02%	57.8%	19.2%
2	Jigawa State Housing Authority	73.3%	0.09%	31.2%
3	Urban Development Board	45.05%	30.47%	40.65%
4	Dutse Capital Development Authority (DCDA)			

In the area of Development and Review of Master Plans for Urban and Regional Centres, processing of building plans, layout approval/implementation recorded low performance due to delay in process, decision making and releases. However, in the area of housing provision, the sector have made a commendable achievement of 73.3% in 2024 which shows a significant increase compared to 0.09% in 2023. However in the area of Provision of land for all purposes to Individual, government institutions and corporate bodies the sector has made a remarkable achievement, with performance of 71.02% shows a significant increase compared to 2023 achievement of 57.8% this is what the review of performance of the various Key Results Areas has indicated including positive/negative changes recorded for some of the KPIs.

One of the key issues noted with regards to lesson learnt, was the need to improved Lands Administration and Regional Planning to address the negative effects of rapid urbanization. These include the emergence of unplanned and/or crowded urban settlements which could potentially pose environmental health and security issues. Even though rapid urban growth may be due to natural birth and migrations, the Lands Administration and Regional Planning authorities should be more proactive in ensuring healthy development of upcoming urban centres in the State. The poor synergy and collaboration among the MDAs of the sector, and even within respective MDAs

CHAPTER 3: SECTOR FINANCIAL PERFORMANCE

Total Land Sector budget for the year 2024 stands at 9,630,528,000 while the actual spend was **5,663,427,767.35** giving a budget performance of 76%. The distribution of the budget across sectors and the actual expenditure by sector is as shown in annex 3.

Expenditure	Land Sector Budget Performance Trend					
	2022 Estimates		2023 Estimates		2024 Estimates	
	Approved	Actual	Approved	Actual	Approved	Actual
Personnel Cost	29,974,229,000	29,450,533,152.60	30,345,869,000	29,657,147,159.72	31,543,575,000	29,948,308,225
Overhead Cost	6,339,167,000	6,227,634,070.55	7,233,750,000	5,880,096,475.46	6,928,322,000	5,356,330,531
Capital Expenditure	43,763,944,000	26,518,348,469.08	38,437,800,000	34,333,445,671.64	31,158,631,00	17,358,789,011.

SECTOR BUDGET EXPENDITURE PERFORMANCE TRENDS Sector Budget Appropriation, Disbursement and Expenditure Trends

e					0.00	25
Sector Budget	80,077,340,00	62,196,515,692.23	76,017,419,000	69,870,689,306.82	69,630,528,000	58,019,758,298.36
Budget Size	152,920,000,000	108,915,408,042.99	186,837,876,000	149,819,855,274.49	242,775,000,000.00	
Sector Budget as a % of total Budget	34%	49%	41%	46%	28.7%	
Actual Expenditure as a % of Sector Approved Budget		71%		92%		76%

Table 1: Sector Budget Appropriation , Disbursement and Expenditure Trends

The aggregate budget of the State was **₦298.14billion**. With a total original sectorial allocation for the Sector was about **₦1,447,153,000** billion which is almost 0.48% of the total budget. This largely based on the fact that, of all the eight MTSS Sector, the Lands Administration and Regional Planning Sector is the least capital intensive.

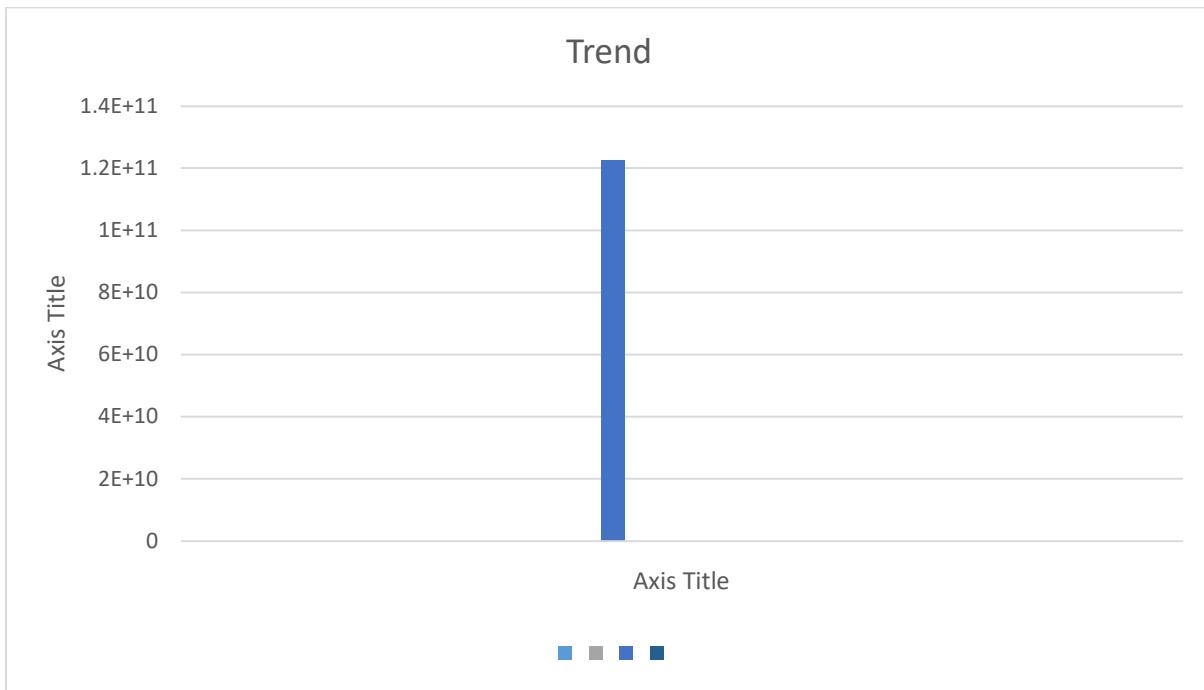


Figure 1: Sector Budget Expenditure Trends

Although adequate budgetary provision was made for the implementation of the Land sector policy goals, the timeliness of releases for project implementation was still an issue, leading to non-attainment of the stated objectives. Delayed budget releases means that the sector cannot

implement its planned activities as and when due, especially given the time bound nature of most of the education activities and outputs.

The total budget performance should be shored up to at least meet the PEFA standard of 85%. Improved budget credibility will ensure that there is transparency in the budget development and execution process and facilitates effective monitoring and evaluation. This is also linked to the need for budget discipline and strict adherence to budgetary goals and constraints. The budget should be reliable, realistic and effective in achieving the intended MTSS objectives. The sector can leverage development assistance to ensure effective implementation of some sector programmes through building stronger partnerships and collaboration with donors, NGOs and private sector organizations. Diversification of funding sources can also help reduce dependence on government funding and help the sector to actualize most of their aspirations.

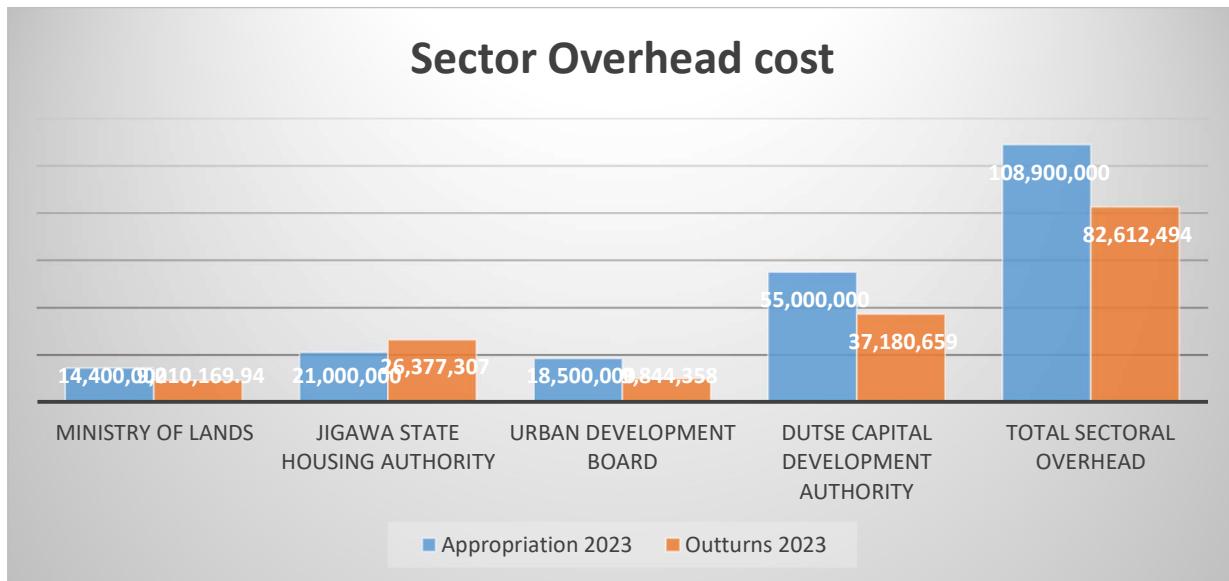


Diagram above shows graphical representation of sector overhead

3.2 Overview of external Assistance Trend

The sector did not received any assistance either technical or financial for it's to strive and attain its stipulated goals within the period under review.

3.3 Conclusion and Lessons Learned.

Based on the financial analysis of the sector the total capital expenditures is satisfactorily but on the individuals, Ministry of Lands and Urban development Board the outturns is very low, but DCDA is on the average. however Jigawa State Housing Authority has the highest outturns with the performance of 220% of the original estimate this is due fund augmented to undertake the mass housing scheme (Danmodi Housing estate) the releases from the state treasury for MDAs particularly Ministry of Lands and UDB is grossly inadequate as such the sector has not implement its programme/activities.

The major lesson learnt, the sector appear to have higher performance based on the financial analysis but the overall effect may be insignificant, largely due to insufficient resource allocation (budget size) to the sector through yearly budget for proper funding of its needed projects and programmes for meaningful achievement of its outcomes.. Therefore resource allocation need to be enhance in order to achieve meaningful outcomes within the stipulated time.

CHAPTER 4: INSTITUTIONAL AND ORGANIZATIONAL CAPACITY DEVELOPMENT

This chapter focuses on analysing the institutional capacity such as the reform and corporate planning processes relating to MDAs in the sector, functional review, process review, establishment and manpower planning.

4.1 Institutional Capacity Development Progress

All MDAs in the sector have clear mandates and are well articulated and has inter-sectorial collaboration and with relevant MDAs. However, there is no job description but only schedule of duty. Following are institutional capacity and mandate of sector MDAs:

Sector MDAs	Mandate
Ministry of Land	<ul style="list-style-type: none">Establishing a sustainable land information system that will ensure easy access to that land related on all parcels of land in the state towards easing the preparation of certificate of occupancy on government land at all levels and owned by individuals and corporate bodies.Formulating, implementing and evaluating all Government policies on Housing.Preparing state land & Housing plans and reviewing same regularly and ensuring possible implementation for public buildings and housing unit.Ensuring access to land for any infrastructure development.Centralizing and consolidating file storage system whereby existing title document are secured and archived into data base that will ensure proper indexing documents.Facilitating the total digitalizing and computerizing all available land records to pave away for the else while Land Information system (JIGLIS).Ensuring active participation of public, private and non-government organization at all levels that ensuring security of tenure and protection from discrimination and equal access to land at affordable houses for all persons.Ensuring the operation of a smooth land administrations system that is customer-friendly and one that is capable of enhancing and promoting socio-economic growth of all.Ensuring the provision of survey plans on all land parcels own by the government, individuals and corporate institution all over the State.Coordinating and supervising the activities of agencies under it (UDB, Housing Authority and DCDA)
Housing Authority	<ul style="list-style-type: none">To provide and increase the houses needed by the member of the public for purchase or rent through direct construction and partnership with Private/Public InstitutionsFrom time to time, prepare and submit proposals for Housing Development to the state Government for providing more houses in

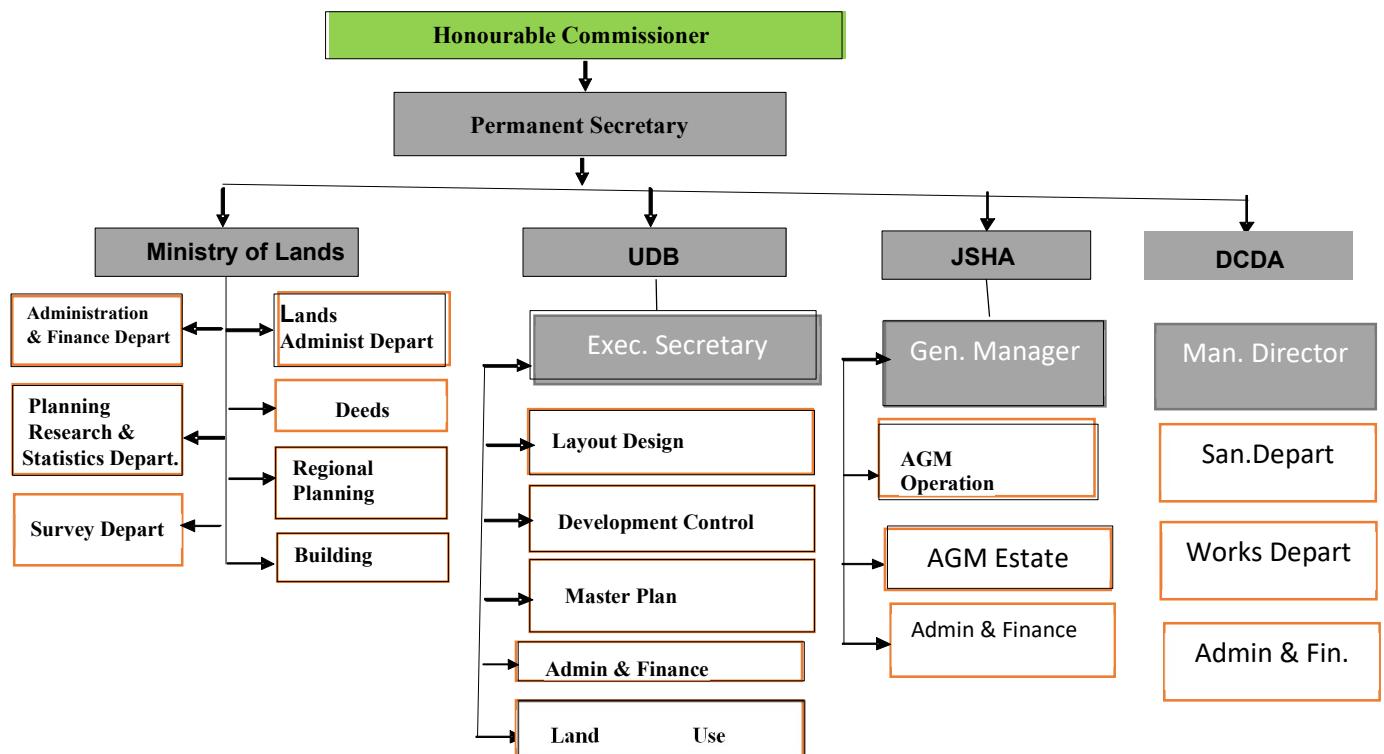
	<p>the state.</p> <ul style="list-style-type: none"> • Guarantee loans to enable members of the public purchase or build their own houses. • Under take any function assigned to it by the Government, either alone or in collaboration with other MDAs
Urban Development Board	<ul style="list-style-type: none"> • Urban Planning and development • Land Use Planning • Development control • Research and Design
DCDA	<ul style="list-style-type: none"> • Maintenance of Parks and Garden in Dutse • Collection and disposal of refuse within the State Capital • Any duty assign to it by the State Government

4.2 Human Resource Management Performance

A proper job description is yet to be develop for all the staff in any of the MDA in the sector to form the basis of clarity of roles for staff. But there is established plan for manpower development that would respond to schedule of duties. There is comprehensive staff skills enhancement plan.

However, the workforce in the sector is performing very well despite the shortage of manpower there is need to increase the staff strength through training and re-training and recruitment to fill-in the existing gap.

Below is the organisational organogram of the sector representing line of authority?



4.3 Physical Infrastructure and Facilities Development

There is available office spaces with well landscaped environment with the necessary furniture and equipment but the facility need to be renovated for optimum use and praying for additional block for land registry office while limited ICT facilities are available in some of the MDAs in the sector located in the ministry and zonal offices.

Chapter-5: Challenges and Recommendations

The annual evaluation has indicated several challenges facing the sector which could be mitigated against the attainment of set targets within the expected time-frame. It is based on this that some recommendations would be proffered for subsequent MTSS Roll-over process.

5.1 Challenges

Among the challenges faced or being faced by the Lands Administration and Regional Planning Sector includes those that relates to the technical operations of the Sector MDAs and other external challenges that affects the smooth operations of the MDAs and the attainment of set policy targets and objectives. Key among these include the following:

- i. Inadequate awareness and or fraudulent activities among the populace, land-owners and institutions, leading to a lot of land titling issues such as illegal sub-division of residential layout plots by farmland owners at the fringes of urban centers of the state; indiscriminate creation of residential layout plan in urban centers and agricultural lands by Local Government Authorities without the consent of the relevant Sector MDAs; and weak synergy or collaboration between the Sector MDAs and other MDAs other MDAs outside the sector as well as unauthorized constructions / erection of temporary structure such as stalls, business containers, and sign posts along road sides without the permission of the relevant MDAs of the sector
- ii. Encroachments of public lands such as schools, hospitals, judicial institutions, grazing reserve and cattle routes. Most often this is perpetrated by greedy land developers and farmers respectively across the state;
- iii. Low access to appropriated funds which limits the ability of Sector MDAs to implement their planned capital projects and programmes including nonpayment of land and property compensation on Government acquired lands.
- iv. Despite the sector is amongst the best in term of revenue generations, there is low response of the public towards timely and correct payments of land-related revenues such as ground rents property tax and other land charges due to the MDAs of the sector.
- v. Inadequate technical / professional manpower hinders the sector to perform its duties and functions adequately

5.2 Recommendations

In the light of the foregoing, the following recommendations are made to inform the next round of MTSS Roll-over for 2025 – 2027 as well as the preparation and implementation of 2025 budget:

- Develop and implement public education and sensitization on land issues such as land titling process, what constitutes illegal land activities, payment of land fees, function, roles and responsibilities of each of the Sector MDAs and Land Owners and Dealers in Lands. This also includes sensitization to the general public on the implications/possible consequences of creating illegal layout plans/plots for sale to of the public especially in the urban centres
- Employment / deployment of adequate technical and professional staff for the Sector MDAs;

- Government should integrate the traditional rulers and CBOs in some of its policies and program with a view to delivering down the requirement to the people
- Government to encourage and involve PPP with regards to some developmental project e.g in housing provision
- Enacting laws/regulations and strengthening the existing ones with a view to punishing the errant farmland owners, local council chairmen traditional rulers fond of creating illegal layout plans in urban centres and government grazing lands
- Improving the resource allocation (budget size) of the sector by the state government to enable MDAs in the sector carryout their respective activities as planned
- The sector must think outside box to create additional sources of the IGR so as to have sufficient funds for its various program/activities
- Establishment of Development Control Tribunal for trying errant developers by the state government.

CHAPTER 6.0 RECOMMENDATIONS FOR MTSS STRATEGY ADJUSTMENT

6.1 RECOMMENDATION FOR SECTOR STRATEGY AND PROGRAM ADJUSTMENT

- Being a medium term plans that serves as the bridge between the CDF and the annual budget, it is recommended that the annual roll-over exercise as initiated by the Directorate of Budget and Economic Planning should be prompt and timely to ensure that enough time is provided to the comprehensively reflect the sector realities on the ground. This would also ensure proper alignment between the Annual Sector Reports, the MTSS and the annual budget which would engender the attainment set sector policy objectives, goals and targets;
- Extensive consultations with key stakeholders, experts and policy makers need to be very proactive to ensure relevance, efficiency, effectiveness and consolidation of various inputs into the plan.
- The ASPER should form part of parameters in term of budget ceiling distributions

RECOMMENDATIONS FOR MEDIUM-TERM BUDGET ADJUSTMENT

- Considering that effective budget implementation with high performance starts with the quality, relevance, realism and comprehensiveness of initiatives reflect in the medium-term plan, the MTSS costing should realistic and limited to Sector resource envelops; Likewise, allocation to projects and programs should be align with sectoral priorities. In essence therefore, this would help achieve consistency between sectoral policy objectives, the medium term budget of the sector and its annual budget system /annual spending plan;
- Implementation should be accompanied with continuous monitoring and evaluation to remain on track (monthly/quarterly/half-year) of expenditure plans and implementation);

6.3 RECOMMENDATION FOR STRENGTHENING PARTNERSHIP AND EXTERNAL ASSISTANCE IN THE SECTOR

- Advocacy visits, workshops with relevant internal and external stakeholders like FMW&H, FMEN and professional bodies in the built environment e.g. NIQS, NITP, NIA, NIEV etc.
- Publicizing progresses and achievements made by the MDAs of the sector

6.4 RECOMMENDATION FOR IMPROVING INSTITUTIONAL AND ORGANISATIONAL DEVELOPMENT

- Close coordination and engagement with technocrats, professional bodies and key stakeholders;
- Collaboration with Office of Head of the State Civil Service on employment and deployment of technical and professional staff required by the Sector MDAs;
- Continues staff training and purchase of modern working equipment and vehicles

6.4 - RECOMMENDATION FOR ENHANCING INTERNAL COORDINATION

- Close coordination among the MDAs in the sector and SPT.
- Data collection, situation or progress reports and all other report documents be manned and shared with the SPT for enhanced analysis and review.