



JIGAWA STATE GOVERNMENT

**LAND, HOUSING, URBAN, REGIONAL PLANNING AND DUTSE
CAPITAL DEVELOPMENT SECTOR 2026 - 2028 MEDIUM TERM
SECTOR STRATEGY (MTSS)**

DRAFT

NOVEMBER, 2025

It is with great optimism and a deep sense of responsibility that I present the **Medium-Term Sector Strategy (MTSS) 2026–2028** for the Land, Housing, Urban and Regional Planning sector, including the strategic programmes of the Dutse Capital Development Authority (DCDA). This document represents a clear roadmap that aligns sector priorities with the State Government's development agenda, and reflects our collective commitment to building a modern, inclusive, and economically vibrant Jigawa State.

The land and housing sector remains central to social stability, economic productivity, and sustainable urban development. As our population grows and urban centres expand especially the State capital, Dutse the demand for efficient land administration, planned urban growth, affordable housing, and resilient infrastructure becomes even more imperative. This MTSS therefore provides a coherent framework to drive reforms, strengthen policy implementation, and allocate resources in a structured and results-oriented manner.

In line with His Excellency's vision and the State's **12-Point Agenda**, CDF III and Climate Resilience, the plan prioritizes:

1. **Enhancing land administration systems** through digitization, transparency, and improved service delivery;
2. **Expanding access to affordable and decent housing**, particularly for low- and middle-income households;
3. **Promoting orderly urban and regional development** through robust planning standards, environmental sustainability, and climate-resilient infrastructure;
4. **Transforming Dutse into a model capital city**, with functional layouts, green spaces, efficient traffic systems, and modern public utilities; and
5. **Deepening reforms under SABER and other national and global frameworks** to ensure competitiveness, investment readiness, and citizen-centered governance.

This MTSS is the result of extensive consultations, rigorous analysis, and the dedication of our technical officers, stakeholders, and development partners. I wish to acknowledge their commitment and professionalism throughout this process.

As we set forth on the implementation of this strategic plan, I reaffirm the Ministry's determination to ensure accountability, foster collaboration, and deliver tangible results that will improve the quality of life for our citizens. With the support of the State Government, the private sector, and the general public, we are confident that the goals outlined in this MTSS will be achieved.

It is my honour to endorse this document as the guiding framework for sector planning and budgeting for the period **2026–2028**.

Rt. Hon. Muhammad Garba MK
Honourable Commissioner
Ministry of Land, Housing, Urban & Regional Planning
Jigawa State

Table of Contents.....	
Contents.....	
Forward.....	1
Table of Contents	2
List of Tables	2
List of Annexes	3
Acknowledgements.....	5
Table of Acronyms	5
Executive Summary	7
Chapter One: Introduction	8
1.1 Objectives of the MTSS Document	8
1.2 Summary of the Process used for the MTSS Development	9
1.3 Summary of the sector’s Programmes, Outcomes and Related Expenditures	10
1.4 Outline of the Structure of the Document	12
Chapter Two: The Sector and Policy in the State	13
2.1 A Brief Introduction to the State	13
2.2 Overview of the Sector’s Institutional Structure	13
2.3 The Current Situation in the Sector	16
2.4 Summary of the review of sector policies	17
2.5 Statement of the Sector’s Mission, Vision and Core Values.....	19
2.6 The Sector’s Objectives and Programmes for the MTSS Period	19
Chapter Three: The Development of Sector Strategy	26
3.1 Outline Major Strategic Challenges	26
3.2 Resource Constraints	27
3.3 Projects Prioritisation	29
3.4 Personnel and Overhead Costs: Existing and Projections	31
3.5 Contributions from our Partners	31
3.6 Cross-Cutting Issues	32
3.7 Outline of Key Strategies	33
3.8 Justification	38
3.9 Responsibilities and Operational Plan	38
Chapter Four: Three Year Expenditure Projections	39
4.1 The process used to make Expenditure Projections	39
4.2 Outline Expenditure Projections	39
Chapter Five: Monitoring and Evaluation	40
5.1 Conducting Annual Sector Performance Review	40
5.2 Organisational Arrangements	40

List of Tables

Table 1: Programmes, Expected Outcomes and Proposed Expenditures	11
Table 2: Summary of State Level Goals, Sector Level Objectives, Programmes and Outcomes	19
Table 3: Objectives, Programmes and Outcome Deliverables	22
Table 4: Summary of 2018 Budget Data	27
Table 5: Summary of 2019 Budget Data	27
Table 6: Summary of Projects Review and Prioritisation (Ongoing, Existing & New Projects)	29
Table 7: Personnel and Overhead Costs: Existing and Projected	31
Table 8: Grants and Donor Funding	32
Table 9: Summary of projects’ expenditures and output measures (The Logframe)	33
List of Annexes (Format all Annexes Headings with “Insert Caption” command to enable automatic listing up of the annexes) 4	

ACKNOWLEDGEMENT

The preparation of the **Medium-Term Sector Strategy (MTSS) 2026–2028** for the Land, Housing, Urban and Regional Planning sector, including the Dutse Capital Development programmes, marks an important step towards strengthening our institutional reforms and accelerating sustainable development across the State.

I wish to begin by expressing our sincere appreciation to His Excellency, **Mallam Umar Namadi**, FCA. Executive Governor of Jigawa State, whose visionary leadership and steadfast commitment to fulfilling the **12-Point Agenda**, consistently demonstrated throughout his two years in office continue to inspire our planning and service delivery efforts. His dedication to transparency, economic transformation, and citizen centered governance has provided clear direction for the sector and laid the foundation for the progress captured in this MTSS.

This document would not have been possible without the collective effort, professionalism, and dedication of many individuals and institutions. I wish to express my profound appreciation to the Honourable Commissioner, **Rt. Hon. Muhammad Garba MK**, for his visionary leadership and continuous guidance throughout the development of this MTSS.

Special recognition is accorded to our **internal consultant, Ibrahim Adamu Umar**, whose technical expertise, analytical rigor, and commitment were instrumental in producing a well-structured and result oriented strategy document. His contribution has significantly strengthened the quality of our sector planning.

We further appreciate the invaluable support from the **Ministry of Budget and Economic Planning**, whose coordination, feedback, and alignment sessions ensured that this MTSS is fully consistent with the State's planning and budgeting framework, as well as the priorities of the 12-Point Agenda.

To all heads of agencies, directors, and members of the MTSS drafting team, I commend your hard work, dedication, and professionalism. Your collective efforts reflect our shared vision to improve land administration, enhance housing delivery, and promote sustainable urban and regional development.

It is my firm belief that this MTSS will serve as a practical guide for resource allocation, implementation of reforms, and achievement of impactful results for the people of Jigawa State.

Isyaku S. Shehu
Permanent Secretary
Ministry of Land, Housing, Urban and Regional Planning
Jigawa State

EXECUTIVE SUMMARY

The Lands, Housing, Urban Development and Regional Planning Sector remain one of the priority areas of the Jigawa State Government under the Comprehensive Development Framework (CDF III). The State continues to strengthen its commitment to making land accessible to private individuals, corporate organizations and public institutions to stimulate investment, promote orderly settlements, and ensure sustainable urban growth.

Despite notable reforms, land registration remains a major challenge, as only a limited number of titles have been formally registered. To address this, the State introduced the Systematic Land Title Registration (SLTR) programme in 2014. To date, approximately 45,000 parcels of land have been captured across various communities, with the long-term target of expanding coverage to all 27 Local Government Areas.

The **2026–2028 Medium-Term Sector Strategy (MTSS)** provides a structured roadmap to deepen ongoing reforms, address persistent challenges, and leverage emerging opportunities identified through the sector situation analysis. The strategy adopts a comprehensive and phased approach built around the following key priorities:

1. Strengthening land registration, titling, and documentation systems
2. Improving land use planning, zoning enforcement, and development control
3. Resolving land disputes and promoting peaceful coexistence among land users
4. Enhancing access to credit through secure land titles and land-based financing tools
5. Promoting sustainable land management and environmental resilience
6. Encouraging private sector participation and public–private partnerships (PPP)
7. Building institutional, human resource, and technical capacity across the sector

Implementing these strategies will position Jigawa State to maximize the economic and social value of its land resources, support sustainable urbanization, and improve citizens' livelihoods. The MTSS also emphasizes continuous monitoring, evaluation, and learning to ensure accountability and timely adjustments during implementation.

The sector comprises the following key institutions:

- ❖ **Ministry of Lands, Housing, Urban and Regional Planning Development**
- ❖ **Housing Authority**
- ❖ **Urban Development Board**
- ❖ **Dutse Capital Development Authority (DCDA)**

Together, these institutions drive the State's vision of providing housing for all, ensuring orderly regional development, and transforming Dutse into a modern, functional capital city.

Under the Medium-Term Expenditure Framework (MTEF), the **Ministry of Budget and Economic Planning** has allocated an indicative budget envelope of:

- **₦6,563,900,000 for 2026**
- **₦7,449,641,685 for 2027**

These sector-wide allocations are to be shared among the four agencies and aligned with the priorities and programmes captured in this MTSS.

The MTSS aligns strongly with the **State's 12-Point Agenda**, CDF III under the leadership of His Excellency **Mallam Umar Namadi**, whose governance philosophy emphasizes reform, transparency, inclusive development, and sustainable infrastructure. This strategy provides the framework through which the sector will plan, finance, and implement programmes over the medium term to support these commitments.

Chapter One: Introduction

1.1 Objectives of the MTSS Document

The **Medium-Term Sector Strategy (MTSS)** is a structured planning tool that outlines the goals, priorities, and implementation approaches for a specific sector over a defined period typically three to five years. It provides a coherent framework that links policy objectives with resource allocation and operational activities, ensuring that sector development is evidence-based, realistic, and aligned with broader government priorities.

The MTSS process begins with a comprehensive analysis of the sector, identifying key challenges, emerging opportunities, and the institutional and policy gaps that must be addressed. It then sets out clear strategies, implementation arrangements, and performance indicators that guide how the sector will pursue its mandate over the medium term.

The core components of a Medium-Term Sector Strategy include:

1. **Situation Analysis** – An assessment of the current state of the sector, including strengths, weaknesses, opportunities, and threats. It covers regulatory frameworks, land market trends, service delivery gaps, and institutional challenges.
2. **Vision and Objectives** – A definition of the desired future state of the sector, supported by specific, measurable objectives that guide programmes and interventions.
3. **Key Priorities and Strategies** – Identification of strategic focus areas such as innovation, capacity building, regulatory reforms, market development, partnership promotion, and institutional strengthening.
4. **Implementation Plan** – A detailed roadmap that outlines the actions to be undertaken, responsible institutions, timelines, and the financial and human resources required for implementation.
5. **Monitoring and Evaluation Framework** – A system of performance indicators and reporting mechanisms used to track progress, assess results, and make necessary adjustments.

A well prepared MTSS enhances decision making, strengthens transparency, and supports more predictable and efficient budgeting. It ensures that stakeholders and resources are aligned toward a shared vision and that development efforts are coordinated, inclusive, and sustainable.

In line with the **Medium-Term Expenditure Framework (MTEF)** for 2026–2028 and the ongoing reforms of the Jigawa State Government, this MTSS is fully aligned with the State's **Comprehensive Development Framework (CDF)** and the principles of His Excellency,

Mallam Umar Namadi's 12-Point Agenda, particularly those related to economic expansion, urban renewal, institutional strengthening, and improved land governance.

Traditionally, budgeting in Nigeria has followed an annual cycle that often separates policy formulation from expenditure planning. This can lead to incremental budgeting, unrealistic projections, and weak accountability. The MTSS addresses these challenges by linking policies with a three-year expenditure plan, ensuring that budgets reflect clear priorities and measurable outcomes across the lifespan of programmes.

The MTSS also promotes pro-poor budgeting by integrating national and state-level priorities such as gender inclusion, climate and environmental resilience, digital transformation, and poverty reduction.

This **2026–2028 MTSS for the Lands, Housing, Urban Development and Regional Planning (LHUDRP) Sector** sets out:

- I. The sector's medium-term priorities
- II. The specific objectives to be pursued
- III. Programmes and projects to be implemented
- IV. Expected outcomes and performance targets
- V. Cost estimates for the medium term
- VI. Monitoring and evaluation arrangements

The document provides a strong foundation for evidence-based planning, realistic budgeting, and coordinated implementation across the sector's institutions, the Ministry of Lands, the Housing Authority, the Urban Development Board, and the Dutse Capital Development Authority (DCDA).

Summary of the Process Used for the MTSS Development

The development of the **Medium-Term Sector Strategy (MTSS) 2026–2028** for the Land, Housing, Urban and Regional Planning sector of Jigawa State followed a structured, participatory, and evidence-based approach. The major steps in the process are summarized below:

1. Situation Analysis

A thorough analysis of the land sector was conducted, including the identification of key challenges, opportunities, institutional gaps, and emerging priorities. This involved data collection, stakeholder consultations, field assessment, and review of existing policies, laws, and strategic initiatives relevant to the sector.

2. Stakeholder Engagement

Broad consultations were held with diverse stakeholders, including government officials, landowners, farmers, herders, private sector operators, traditional institutions, and civil society organizations. Stakeholder insights obtained through workshops, interviews, and focus group discussions were incorporated into the sector strategy to ensure inclusiveness and ownership.

3. Goal Setting

Based on the findings from the situation analysis and stakeholder contributions, the overarching goals and objectives for the sector were defined. These goals address key constraints in land administration, housing development, urban upgrading, and spatial planning, while tapping into sector opportunities in line with the State's development priorities.

4. Strategy Formulation

Comprehensive and context-specific strategies and action plans were developed to achieve the identified goals. The strategies were aligned to the needs and priorities of the sector, the State Reform Agenda, and global best practices in land governance and urban development.

5. Implementation Framework

An implementation framework was established to guide the execution of activities under the MTSS. This framework clearly outlines the responsible MDAs, resource requirements, timelines, and key performance indicators (KPIs) for effective monitoring and evaluation.

6. Partnership and Collaboration

Opportunities for collaboration with relevant MDAs, private sector partners, CSOs, professional bodies, and development partners were explored. The aim was to leverage technical expertise, strengthen institutional capacity, and mobilize additional resources to support successful MTSS implementation.

7. Monitoring and Evaluation (M&E)

A robust M&E framework was designed to track progress, measure the impact of interventions, if any and provide evidence for adjustments during implementation. The framework ensures accountability, transparency, and continuous learning for improved sector performance.

Sector Planning Team (SPT) Process

The successful development of this MTSS was made possible through the establishment of a **formidable Sector Planning Team (SPT)** with representation from all key MDAs in the sector. Members possessed the technical skills required for planning, budgeting, costing, and policy analysis.

While the SPT provided overall coordination, specialised tasks such as costing and alignment with the budget structure were undertaken by selected officers from the various MDAs with relevant expertise.

Workshops and Technical Sessions

Following the constitution of the SPT, a capacity-building workshop was held in Dutse from **21th to 23th September 2026**, where sector teams from all ministries were trained on MTSS principles, processes, and tools.

Subsequently, the Land, Housing, Urban and Regional Planning SPT conducted a series of in-house sessions culminating in a major technical workshop in Dutse. Three sub-teams were formed to develop detailed activity matrices for the sector's three medium-term goals:

- **Group A:** Goal 1
- **Group B:** Goal 2
- **Group C:** Goal 3

Each group worked through plenary discussions, group work, presentations, and technical reviews. Through brainstorming, the teams synchronized all policy goals and activities to reflect the sector mandate and avoid duplication in the log-frame.

Prioritisation and phasing of activities were guided by existing programmes/projects, resource availability, and alignment with the State's **Comprehensive Development Framework (CDF)** priorities for Land and Urban Planning.

Summary of the Sector's Programmes, Outcomes, and Related Expenditures shown in the attached template provided by the ministry of budget and Economic planning

The Template will contain:

- The sector programmes for implementation during **2026–2028**
- Expected outcomes for each programme
- Proposed expenditure for each programme
- Comparison of the total programme cost with the **indicative budget ceiling** provided by the Ministry of Budget and Economic Planning