

JIGAWA STATE GOVERNMENT
LAND, URBAN AND REGIONAL PLANNING SECTOR
2024 - 2026 MEDIUM TERM SECTOR STRATEGY (MTSS)

DRAFT

November, 2023

Foreword

The Land Sector plays a critical role in the Jigawa State as a Society, its economy and environmental aspects. Land is the foundation upon which our homes, businesses and infrastructure are built, and it provides essential resources for agriculture, forestry and other land-based industries.

In Jigawa State, the land sector is facing numerous challenges that have significant implications for sustainability and resilience. Climate change, deforestation, land degradation and also loss of biodiversity are just a few of the pressing factors that require urgent attention from the State Government.

In order to address these challenges mentioned above, a multi-sectoral and integrated approach is of paramount importance. This means involving not only government agencies as stakeholders and policy makers, but also non-governmental organizations, local communities and of course the private sector.

To effectively combat climate change, for example, we must not only reduce greenhouse gas emissions, but also enhance carbon sequestration through sustainable land management practices such as reforestation and regenerative agriculture.

Similarly, in order to protect biodiversity issues and prevent further ecosystem degradation in Jigawa State, we must prioritize conservation efforts and promote sustainable land use planning and management. These efforts require not only technical expertise and research, but also political will, financial resources and general public awareness.

In this forward however, we acknowledge the importance of the land sector in our lives and the need for collective action to address its challenges. We must recognize that land sector is a finite resource and that our actions today will have lasting impacts on future generations from this administrations.

We hope that this MTSS document will serve as a valuable resource for entire land sector and that sectors which have a direct linkage with the land sector and that it will inspire and inform efforts to achieve sustainable and resilient land use and management. Together, we can create a more sustainable and equitable world for all

Colonel Muhammad Alhassan (Retired)
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Ministry of Lands, Housing, Urban Development and Regional Planning
Jigawa State, Dutse.

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Acknowledgements

First and foremost we must congratulate His Excellency, Alhaji Umar A. Namadi, FCA, for successfully emerging as the Executive Governor of Jigawa State in 29th May, 2023. we believe his leadership with the 12 Point Agenda will definitely take Jigawa State to the promised land, we thank Allah Almighty for this achievement we recorded under the leadership of our great party the All Progressive Congress (APC).

We would also like to acknowledge the invaluable contributions of the members of the Sector Planning Team (SPT). Their tireless efforts and support ensured that the MTSS rollover was achieved during the stipulated period, namely the representatives from Ministry of land, Urban Development Board, Housing Authority, Dutse capital Development Agency and representative of Project Monitoring Partners and Civil society Organizations

The MTSS rollover was our Local Consultant, Ibrahim Adamu Umar for which we are very grateful. We also appreciate the support and guidance provided by the Ministry of Budget and Economic Planning (MoBEP)

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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
MOL	Ministry of Lands
UDB	Urban Development Board
JSHA	Jigawa State Housing Authority

Executive Summary

The Lands, Housing, Urban Development and Regional Planning is one of the Jigawa State Government top priority area in the Comprehensive Development Framework (CDF) in making land available to private and corporate bodies for all related uses. Land registrations remains a challenge in which still a very limited number of titles were registered in the State. To ease title registration, the Systematic Land Title and Registration (SLTR) was already in place in the State since 2014, where a total of about 25,000 parcels of land of different purposes were registered and it was agreed to cover all the 27 number LGAs in the State. The medium-term sector strategy in the land sector of Jigawa State should focus on addressing the challenges and capitalizing on the opportunities outlined in the situation analysis. This can be achieved through a comprehensive approach that encompasses the followings strategies.

1. Strengthening land registration and documentation systems
2. Improving land use planning and zoning regulations
3. Resolving land disputes and promoting peaceful coexistence
4. Creating access to credit for land development
5. Promoting sustainable land management practices
6. Encouraging private sector investmentment and partnership
7. Capacity building and institutional strengthening

By implementing these strategies, Jigawa State can harness the potential of its land resources, promote sustainable development and improve the livelihoods of its citizens. Continuous monitoring and evaluation should be conducted to track progress and make necessary adjustments to the sector strategy as needed. The main components of the sector are identified as Lands, Housing, Urban & Regional Planning Development, Housing Authority, Urban Development and Dutse Capital Development Authority. The sector focus on housing for all in the State especially private and corporate entities. The Ministry of Budget and Economic Planning has allocated an indicative sector budget envelop of **N3,200,000,000**; **N3,576,800,000** and **N4,019,000,000** for **2024**, **2025** and **2026** respectively for the entire sector which covers: Ministry of Lands, Housing, Urban & Regional Planning Development, Housing Authority, Urban Development and Dutse Capital Development Authority and these allocations are expected to be shared by the four agencies in the sector.

Chapter One: Introduction

1.1 Objectives of the MTSS Document

A Medium Term Sector Strategy (MTSS) is a plan that outlines the goals and objectives for a specific sector over a defined period of time usually 3-5 years. It includes a comprehensive analysis of the current state of the sector, identifies key challenges and opportunities and outlines strategies to address them.

The purpose of a medium-term sector strategy is to provide a roadmap for the development and growth of a particular sector. It also aligns the stakeholders and resources towards a common vision and ensure that efforts are focused on achieving the desired outcomes.

There are some key components of a medium-term sector strategy which includes the followings:

1. **Situation analysis:** this involves assessing the current state of the sector including its strengths, weaknesses, opportunities and threats. It includes an analysis of market trends, competitive landscape, regulatory framework and other relevant factors.
2. **Vision and objectives:** this section defines the desired future state of the sector and sets goals and objectives to achieve this vision. It outlines the key outcomes that the strategy aims to deliver
3. **Key priorities and strategies:** this section identifies the key areas of focus and the strategies that will be pursued to achieve the objectives. It may include strategies related to market development, innovation, capacity building, collaboration and policy reforms
4. **Implementation plan:** this involves outlining the specific actions that need to be taken, the responsible stakeholders, timelines and resources requirements. It also includes a detailed roadmap for the execution of the strategy.
5. **Monitoring and evaluation:** this section outlines the key performance indicators that will be used to measure progress towards the set objectives. It includes a monitoring and evaluation framework to track the implementation of the strategy and make necessary adjustments as needed.

A medium-term sector strategy provides a framework for decision-making, resource allocation, and coordination of efforts in a sector. It enables stakeholders to work together towards a common vision and achieve sustainable and inclusive growth. As a follow-up to the development of the Medium Term Expenditure Framework for the 2024-2026 sectoral allocation, Jigawa State Government has aligned its MTSS with the State Policy Document which is the Comprehensive Development Framework (CDF) and also agreed to extract a one year budget from the MTSS for easy implementation. It is on this note that Lands, Housing, Urban Development and Regional Planning Sector is not left behind the remaining sectors of the State Development Plan.

It will enable the LHURP Sector plan and implement its policies on a medium term basis with respect to available financial and human resources. Traditionally, budget practice in Nigeria is one that allows States and Departments to prepare their budgets on an annual basis - a process that delinks policy formulation from expenditure, encourages incremental and non-futuristic outlook of the budget. But the MTSS provides a system for preparing budgets on a 3 - year basis where policies are backed with clear implementation strategies and expenditure spread over the period of a program's life cycle called a medium term. Potentially, MTSS can forestall the challenges of over politicization of the budget that can lead to over bloated budgeting, late releases, unrealistic spending and poor accountability of the budget. Significantly, the MTSS will guide the sector to plan according to its budget envelope. It will help to prioritize the sector's programs and ensure a result based performance monitoring and evaluation (M&E).

Perhaps one of the most important benefits of MTSS is that it links policy objectives, budgets and performance analysis. Traditionally, Nigeria's policies and budgets (recurrent and capital) exist in isolation. In this case, neither policies nor budgets performance are conducted. But the MTSS ensures that budgets are based on well-articulated and evidenced based policies. The processes of achieving MTSS enable a pro-poor budgeting where priority policies, goals and objectives like the gender inclusion, National Policies and MDGs are tagged and tracked.

This MTSS document seeks to present the priorities of LHUDRP Sector and the objectives the Sector plans to pursue over the medium term period of 2020-2022; including the programs to be implemented, the expected outcomes, the projects to be implemented to deliver the outcomes, the costs of the projects and the MTSS implementation monitoring and evaluation arrangements.

1.2 Summary of the Process used for the MTSS Development

The process used for the development of the Medium-Term Sector Strategy (MTSS) in the land sector of Jigawa State involved several key steps which includes the following:

1. **Situation Analysis:** A thorough situation in the land sector was conducted, including an assessment of the challenges and opportunities. This involved gathering data, conducting stakeholder consultations and reviewing existing policies and initiatives in the sector.
2. **Stakeholder Engagement:** Various stakeholders, including government officials, landowners, farmers, herders, private sector representatives and civil society organizations were engaged through consultations, workshops and focus group discussions. Their valuable insights and feedbacks were incorporated into the development of the strategy
3. **Goal Setting:** Based on the situation analysis and stakeholder inputs, the overarching goals and objectives for the sector were defined. These goals aimed at addressing the challenges identified in the situation analysis while capitalizing on the opportunities for development in the land sector.
4. **Strategy Formulation:** Strategies and action plans were developed to achieve the goals and objectives outlined in the previous step. These strategies were designed to be comprehensive and context-specific, taking into account the specific needs and priorities of the land sector in the State.
5. **Implementation Framework:** An implementation framework was established to guide the execution of the strategies and action plans. This framework included the identification of responsible agencies, resource allocation, timelines and performance indicators for monitoring and evaluation.
6. **Partnership and Collaboration:** Opportunities for partnership and collaboration with relevant stakeholders including government agencies, private sector entities and development

partners were explored. This aimed to leverage their expertise, resources and networks to support the implementation of the MTSS.

7. **Monitoring and Evaluation:** A robust monitoring and evaluation framework was designed to track the progress of the implementation, measure the impact of interventions and make necessary adjustments to the strategy needed.

Throughout the process, there was a focus on coordination and integration with other relevant sector strategies and plans in Jigawa State to ensure coherence and synergy in the overall development agenda.

Overall, the development of the MTSS in the land sector of Jigawa State involved participatory and evidence-based approach, ensuring that the strategy reflects the needs and aspirations of the stakeholders while addressing the challenges and opportunities in the sector.

All these can happen only when there is in place a formidable MTSS Sector Planning Team (SPT), charged with responsibility for developing the sector strategy. It was ensured that the key MDAs were well represented; and that the required skills were available among the members chosen. The Team did not do all the work itself. Some of the tasks such as costing activities and fitting them to the budget structure were done by a selected team drawn from all the MDAs who have the required knowledge and skills to perform these tasks.

After the setting up of the SPT, a workshop was organized in Dutse on the 24th - 26th September, 2023 where the SPT of the various sectors were taken through

In addition to in-house meetings, the whole exercise was conducted through a workshop held in Dutse. Three sub-teams were formed to deliberate and develop the detailed matrix of implementing the sector's three key goals in the medium term of three years.

The workshop was attended by sector planning team headed by Honourable Commissioner who is the chairman of the team. Others include Sector Desk Officers from BEPD and representatives of Civil Society Organization (CSO) and PERL/ARC that have been very instrumental to the MTSS process for the sector.

The sessions were conducted through various combinations of plenary, group work discussions and presentations. There were three working groups. Group A developed the matrix of Goal 1, Group B did that of Goal 2, and Group C developed Goal 3. Through brainstorming exercises, these groups synchronized each policy goal to reflect the sector's mandate and avoid duplications in the log frame. The processes of prioritization and phasing of the MTSS activities also reflected existing sector programs/projects and provided a smooth flow into the forthcoming years of the medium term plan. The overall planning process was founded on policy environment especially derived from the CDF priorities for Land and Urban Planning.

1.3 Summary of the sector's Programmes, Outcomes and Related Expenditures

Complete Table 1 below with the programmes your sector plans to implement in the medium term (2020 – 2022), the outcomes of the respective programmes, and the proposed expenditures on the respective programmes. Compare the total cost of all programmes with the indicative budget ceiling issued to your sector as indicated in the Table.

Table 1: Programmes, Expected Outcomes and Proposed Expenditures

Programme	Expected Outcome	Proposed Expenditure		
		2021	2022	2023
Systematic Land Registration and Land Management Information	Land title registered	61,000,000	66,000,000	
low cost housing scheme	Low cost houses built and maintained	118,500,000	97,500,000	
commercial low cost housing scheme	Commercial houses built	864,000,000	864,000,000	
Land and Property compensation	Citizens were compensated	690,000,000	750,000,000	
Development of Layout and Acquired lands	layouts provided	4,000,000	3,500,000	
Aerial Photographic and Mapping	maps captured	12,000,000	14,000,000	
New Government house (existing and additional facilities)	bouquet hall built	59,000,000	15,000,000	
Provision of SSG and HOS official Residences	Furnished SSG and HoS Residence	10t	0	0
Ministry of Lands Headquarters and zonal land registry	Zonal offices renovated	12,000,000	11,000,000	
Commissioner residence quarters (G9 Quarters)	Commissioners quarters maintained	5,000,000		0
Acquisition of Lithographic and survey equipment	survey equipment procured	10,000,000	0	0
Establishment of GIS Unit	GIS equipment procured	25,000,000		0
Development Master Plan for Urban Centers	Master plans produced	25,000,000	25,000,000	
Urban development Engineering workshop,	equipment procured	22,000,000	15,000,000	

equipment and materials				
Development Control equipment and materials	equipment procured	45,000,000	45,000,000	
State capital development project	Parks and Gardens maintained in Dutse	30,500,000	15,000,000	
Total Cost		1,359,407,200	2,016,500,000	1,990,550,000
Indicative Budget Ceiling		Nil	Nil	Nil
Indicative Budget Ceiling - Total Cost		Nil	Nil	Nil

1.4 Outline of the Structure of the Document

This MTSS report is Categorizes five chapters as follows:

Chapter One: Introduction

Chapter Two: The Sector and Policy in the State

Chapter Three: The Development of Sector Strategy

Chapter Four: Year Expenditure Projections

Chapter Five: Monitoring and Evaluation

1.0 Chapter One: Introduction:

Chapter One: is introduction. It summarizes the key objectives of the MTSS document; the process used for the development of the MTSS; and the sector's programmes, expected outcomes and related expenditures. The chapter ends with an outline of the structure of the MTSS document.

2.0 Chapter Two: The Sector and Policy in the State

This chapter discusses the brief introduction to the state, overview of the sector's institutional structure, current situation in the sector, summary of the review of sector policies, statement of the sector's mission, vision and core values and the sector's objectives and programmes for the MTSS period

3.0 Chapter Three: The Development of Sector Strategy

This chapter will dwell on major strategic challenges, resource constraints, projects prioritisation, personnel and overhead costs, existing and projections, contributions from our partners, cross-cutting issues, key strategies, justification, responsibilities and operational plan

4.0 Chapter Four: Three Year Expenditure Projections

This chapter talks about the process used to make expenditure projections and outline expenditure projections

5.0 Chapter Five: Monitoring and Evaluation

This chapter centered on conducting annual sector performance review and organisational arrangements

Chapter Two: The Sector and Policy in the State

2.1 A Brief Introduction to the State

The land sector policy in Jigawa State provides a framework for the development and management of land resources in a sustainable and inclusive manner, ensuring the harmonious coexistence of different land uses, protecting the rights of landowners, and driving socio-economic development. The effective implementation of the policy requires collaboration among different stakeholders, capacity building, and continuous monitoring and evaluation

The secondary objectives of the Government in the sector include reviewing of all existing legislation in the Land and housing sub-sector in order to achieve the desired goals and the strict implementation of the State Housing Plans

Since a large segment of the population of Jigawa State lives in the rural and semi urban towns, the need for priority to these areas has also been recognised. Issue of resettlement of communities either affected by development interventions or natural disasters such as flood are of great importance to reckon with.

2.2 Overview of the Sector's Institutional Structure

This Sector is one of the sixteen key Ministries in Jigawa State Government and at the same time is one of the eight key sectors that have developed a Medium Term Sector Strategy in the State Development Plan which is the Comprehensive Development Framework (CDF). The sector is headed by the Honourable Commissioner with a Permanent Secretary who is the Secretary of the Sector Planning Team there are three agencies in the sector that is Housing Authority which is headed by a General Manager, Dutse Capital Development Authority headed by a Chairman and Urban Development Board which is headed by Executive Secretary respectively. The permanent Secretary and other Chief Executives are being assisted by relevant Directors.

Name of the Agency	Mandate
Ministry of Land	<ul style="list-style-type: none"> • Policy Formulation: The ministry is responsible for formulating policies and strategies related to land management, land use planning, land titling, land registration, land evaluation and land surveying. It conducts research, analysis and assessments to inform policy decisions and ensure sustainable land use and development in the state • Land Administrations: The ministry oversees the overall administration of land resources in the State. It implements and enforces land laws, regulations and policies to ensure compliance. This includes processes such as land acquisition, land allocation, land regularization and land disputes resolution. • Land use Planning: The ministry is responsible for land use planning in the state. It develops land use plans, zoning regulations and guidelines to guide development activities and prevent haphazard and unplanned growth. It ensures that land is allocated for various purposes such as agriculture, industry, housing, infrastructure and tourism in a coordinated and sustainable manner. • Land Titling: The ministry facilitates the process of land titling and registration to provide secure land rights for landowners and users. It establishes and maintains a land registry system where land records, deeds and other documents related to land transactions and ownership are registered and documented. This ensures transparency, accuracy and reliability in land transactions and protects the rights of landowners. • Land Valuation: The ministry conducts land valuation exercises to determine the economic value of land for various purposes including taxation, compensation and land market transactions. It establishes land value assessment mechanisms, standards and guidelines to ensure fairness, consistency and equitable land valuation. • Land Surveying and Geospatial Data Management: The ministry is responsible for land surveying, mapping and geospatial data management. It conducts land surveys, demarcates boundaries and maintains updated cadastral maps to provide accurate land information and facilitate land administration processes. It promotes the use of technology such as Geographic Information Systems (GIS) for efficient geospatial data management. • Collaboration and Stakeholder Engagement: The ministry collaborates and engages with various stakeholders including government agencies, local communities, landowners, farmers, herders, private sector entities and civil society organizations in land-related matters. It encourages participation, partnership and dialogue to

	<p>ensure inclusivity, transparency and accountability in land governance.</p> <p>These mandates and responsibilities of the Ministry of Lands in Jigawa State aim to promote sustainable land use, protect land rights and drive socioeconomic development in the state. The ministry works in collaboration with other government departments and agencies to achieve integrated land and development goals.</p>
<p>Housing Authority</p>	<ul style="list-style-type: none"> • Housing Development: It is responsible for the development of affordable housing projects in the state by identifying suitable locations for housing developments, acquires land for housing purposes and collaborates with relevant stakeholders to design and construct housing units. The authority ensures that the housing projects meet quality standards. • Housing Finance: The Housing Authority facilitates access to housing finance for residents of Jigawa State. It works in collaboration with financial institutions to provide affordable housing loans, mortgage schemes and other financial options to prospective homeowners. • Housing Policy and Planning: The Housing Authority formulates housing policies, strategies and guidelines to guide the planning, development of housing in Jigawa State. It conducts research and analysis to identify housing needs, assess housing demand and supply and propose appropriate interventions to address housing challenges • Rental Housing Management: The Housing Authority oversees the management of rental housing policies, guidelines and tenancy agreements to regulate the rental market, protect the rights of tenants and landlords and ensure fair rental pricing practices
<p>Urban Development Board</p>	<ul style="list-style-type: none"> • Urban Planning and development: The Urban Development Board is responsible for urban planning and development in Jigawa State. It formulates urban development plans, zoning regulations and guidelines to guide the orderly and sustainable growth of urban areas. • Infrastructure Development: The Board oversees the development and provision of infrastructures in urban areas. • Building Control and Regulation: The Urban Development Board enforces building codes, regulations and standards to ensure the safety, structural integrity and quality of buildings in urban areas • Land use Planning and Control: It is responsible for land use planning and control in urban areas. It ensures that is allocated and used for appropriate purposes such as residential, commercial, industrial, recreation and public

	spaces in line with land use planning guidelines and zoning regulations
DCDA	<ul style="list-style-type: none"> • Urban Planning and Development: The DCDA is responsible for urban planning and development in Dutse. It formulates and implements urban development plans, zoning regulations and guidelines to guide the orderly and sustainable growth of the city. • Infrastructure Development: DCDA oversees the development and provision of infrastructure in Dutse. This includes the planning, design, construction and maintenance of roads, water supply systems, drainages systems, electricity supply, street lighting and other essential urban infrastructure • Development and maintenance of Parks and Gardens in Dutse • Collection and disposal of refuse within the State Capital

2.3 The Current Situation in the Sector

The Current Situation in the Sector

Government has provided land to private and corporate bodies for various Land uses with 1,940 for residential, 120 for commercial and 1,350 plots for agricultural purposes. In addition, industrial plots were also allocated to the following investors:

- a) Land Granted to GCC for Tiles and Marbles factory
- b) Land acquisition for commercial rice production to Dangote Rice
- c) Land acquisition for out grower scheme to Dangote Rice
- d) Land granted to Northern Agribusiness Ltd for the production of sugarcane plantation
- e) Land granted to Majestic Dairy for commercial rice production
- f) An Additional Parcel of Land granted to Oriental Renewable Energy for 50MW solar power generation
- g) Land granted to NOVASCOTIA for 80MW Solar Power Generation
- h) A piece of Land granted to Umar Villa Hotel the construction of Standard Hotel
- i) Land granted to Pan Africa Solar for solar generation 50MW
- j) Land granted to Oriental Renewable Energy for 50MW solar power generation

To ease up title registration, Systematic Land Titling and Registration (SLTR) was introduced in 2014; a total of 40,000 parcels of land of different purposes were registered as a pilot scheme at Birnin Kudu, Ringim, Gumel, Kazaure, Hadejia and Dutse.

Even though successive administrations in the State have accorded housing a priority position, the sector only enjoys speedy progress in 2008 through direct Government intervention and Public-Private Partnership (PPP). Up to 2007, the need for accommodation by the teeming civil servants and general public relocating to state capital remain a challenge. The establishment of

744, Inuwa Dutse, Abubakar Rimi, Justice Dahiru Mustapha, SKAN Investment Limited and Godiya-Miyetti Housing Estates by the State and private estate developers has reduced the housing deficit. An intervention by the Jigawa State Savings and Loans Limited has significantly contributed in abating the housing problems in the State. From 2008 to 2019, about 1,799 units of various categories of houses were developed largely in Dutse, the State Capital.

The present Government has embarked on the provision of 40 units of low cost housing in each of the 27 Local Government Headquarters and additional 50 units at each of the 5 Emirates' Headquarters. However, 1 block of 4 houses were constructed in 10 Local Government as a pilot scheme.

2.4 Summary of the review of sector policies

In pursuit of the government's policy goal for the sector, the Land sector is piloting the implementation of medium term sector strategies as a tool for developing its medium policy agenda and budget for 2020 – 2022. Though the sector has since 2010 been implementing the Medium Term Expenditure Framework (MTEF) in estimating its revenue projections, the introduction of the MTSS in 2015 accorded the opportunity to articulate medium term goal objectives and strategies aimed at implementing the policy targets defined in the JSCDF.

The following policy and legal documents were reviewed to provide bedrock for the development of MTSS 2020-2022 MTSS: -

- SDGs
- ERGP
- The Jigawa State Comprehensive Development Framework;
- The Nigeria Lands, Housing and Urban Development Road Map;
- Land Use Act 2004;
- National Housing Policy 2012;
- National Urban Development Policy 2011;
- National Urban and Regional Planning Decree 1988; and
- Jigawa State Urban and Regional Planning Law 1998.

Key findings from the respective documents reviewed are as follows:

Policy Documents	Strategic Objectives
Sustainable Development Goals SDGs11: <i>Make cities and human settlement inclusive, safe, resilient and sustainable</i>	By 2030 <ol style="list-style-type: none"> 1. Ensure access for all adequate safe and affordable housing and basic service and upgrade slumps 2. Enhanced inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management all countries.
ERGP	Stimulate construction by building affordable housing <ol style="list-style-type: none"> 1. Construct 2,700 housing units in the short-term to create 105,000 direct jobs a year and gradually increase to 10,000 housing units per annum by 2020; construct 20,000 pilot social housing units

	<ol style="list-style-type: none"> 2. Reposition the Federal Mortgage Bank of Nigeria by recapitalizing it from N2.5 billion to N500 billion to meet the housing needs across Nigeria
Land use Act 2004	<ol style="list-style-type: none"> 1. Vesting of all in the state, Control and management of land advisory bodies, designation of urban areas and applicable law for the interim management of land 2. Principles of land tenure, powers of Governor and local government, and rights of occupiers 3. Rents 4. Alienation and surrender of right of occupancy 5. Revocation of right of occupancy and compensation 6. Transitional and related provisions 7. Jurisdictions of high courts and other courts
The Nigeria land, Housing and urban development road map	<ol style="list-style-type: none"> 1. Facilitate private sector led delivery of 800,000 homes per annum over the next 10 years through 2. Facilitate the implementation of special housing programmes to promote the delivery of 200,000 units per annum for the next 10 years through 3. Establish an information management system for panning, implementation, monitoring and evaluation of programmes and projects through 4. Establish and enforce building standards based on the National Build Code to ensure quality, functionality, aesthetics and safety throughcvbfzv 5. Make serviced land with secure tenure easily available, accessible and transferable and at an affordable price for housing development through 6. Build adequate capacity of professionals and artisans in the built environment through 7. Make cities and human settlements inclusive productive, safe, live-able, resilient and sustainable through 8. Institute sustainable funding models for the finance of research and development
National Housing Policy 2012	<ol style="list-style-type: none"> 1. Policy Thrusts, Objectives and Strategies 2. Land for Housing 3. Housing Finance 4. Housing Maintenance 5. Building Materials and Construction Workforce Social Housing 6. Housing Statistics and Information Management Institutional Framework 7. Policy Implementation, Monitoring, Evaluation and Assessment
National Urban Development Policy 2011	<p>The overall goal of the National Urban Policy is to promote a dynamic system of clearly defined Urban settlements, which fosters sustainable economic growth, promote efficient urban and regional planning and development as well as ensures</p>

	improved standard of healthy living and well-being of all Nigerians.
Nigerian Urban and Regional Planning Laws CAP. N138 LFN 2004 (decree No 88, 1992 & Decree No 18, 1999 (Amendment)	Guidelines, regulations and legislations on urban and regional planning
The Jigawa State Comprehensive Development Framework (CDF)	Ensuring access to housing or land for housing development by all citizens of the State through <ul style="list-style-type: none"> • Development of various categories of houses to satisfy public demand for housing in the State. • Development of various categories of houses for purchase in urban centres to satisfy public demand. • Development of rural housing scheme for resettlement of disaster victims or displaced persons as a result of setting developmental projects
Jigawa State Urban and Regional Planning Law 1998	<ol style="list-style-type: none"> 1. Plan Preparation and Administration 2. Enforcement 3. Additional Control in Special Cases 4. Acquisition of Land AND Compensation 5. Improvements Areas Rehabilitation, Renewal and Upgrading

2.5 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.

2.6 The Sector's Objectives and Programmes for the MTSS Period

The objectives were developed through wider stakeholders' consultation among Land sub-sectors. The 10 number objectives were derived in consonant with the overall policy thrust of the sector as outlined in the state developmental plan which is the Comprehensive Development Framework (CDF) which is now under third review.

Table 2: Summary of State Level Goals, Sector Level Objectives, Programmes and Outcomes

State Level Goal	Sector Objective	Level	Programme	Outcome	Objectives
Provide easy access to Land in the state for all	encourage statutory right holders to form cooperation		Systematic Land Registration and Land Management Information	Land Title Registered, Comprehensive and computerised land databank for the state	
			Land and Property compensation	Decision making process is enhanced, Developments of slums are prevented.	
	make land secured and transferable at affordable cost for development		Development Control equipment and materials	Property development facilitated,	
	improve the Land use composition and equitable distribution		Development of Layout and Acquired lands	Curtail haphazard development of land, facilitate economic growth & development, Property development facilitated, enhance easy access to all land uses and liveable environment.	
	Provide incentive to encourage developers		commercial low cost housing scheme	Increase in home ownership, achieve orderly convenient and aesthetic environment.	
Develop a sustainable system for urban and regional settlement	provide adequate, functional infrastructure and housing development		low cost housing scheme	Increase in home ownership, orderly convenient and aesthetic environment	
			New Government house (existing)	Enhance aesthetic value of	

		and additional facilities)	the environment, Decision making process enhance	
		Provision of SSG and HOS official Residences	Property development facilitated	
		Ministry of Lands Headquarters and zonal land registry	achieve orderly convenient and aesthetic environment	
		Commissioner residence quarters (G9 Quarters)	achieve orderly convenient and aesthetic environment	
		Urban development Engineering workshop, equipment and materials	Property development facilitated	
		State capital development project	facilitate economic growth & development, improve healthy environment	
	to create an enabling environment for Urban and regional planning	Development Master Plan for Urban Centers	guided physical environment, A healthy and decent physical environment is created	
Establish a sustainable geographic information system that will ensure easy access to all land related data.	facilitate access to needed maps and resources for land use management of urban and regional development	Acquisition of Lithographic and survey equipment	Comprehensive and computerised land databank for the state,	
		Establishment of GIS Unit	guided physical environment, Comprehensive and computerised land databank for the state	
		Aerial Photographic and Mapping	guided physical environment	

Summaries in Table 3 the objectives, programmes and outcomes deliverables of your sector over the MTSS period (2020 – 2022). These should include Key Performance Indicators (KPIs), baseline and realistic targets of the outcomes. Add rows to the table as necessary!

Table 3: Objectives, Programmes and Outcome Deliverables

Sector Objectives	Programme	Outcome Deliverable	KPI	Baseline (e.g. Value of the Outcome in 2018)	Target		
					2021	2022	2023
encourage statutory right holders to form cooperation	Systematic Land Registration and Land Management Information	Land Title Registered, Comprehensive and computerised land databank for the state	Number of statutory title registered	40,000.00			
	Land and Property compensation	Decision making process is enhanced, Developments of slums are prevented.	Number of illegal structure demolished, proportion of urban habitation renewed				
make land secured and transferable at affordable cost for development	Development Control equipment and materials	Property development facilitated,	Number of properties developed				
improve the Land use composition and equitable distribution	Development of Layout and Acquired lands	Curtail haphazard development of land, facilitate economic growth & development, Property development facilitated, enhance easy access to all land uses and liveable environment.	Number of illegal structure demolished				
			Number of Master plan and layout plans prepared				
			Number of developers & investors attracted				
provide adequate,	low cost	Increase in	Number of				

functional infrastructure and housing development	housing scheme	home ownership, orderly convenient and aesthetic environment	houses owned, number of properties developed				
	commercial low cost housing scheme	Increase in home ownership, achieve orderly convenient and aesthetic environment.	Number of houses owned, number of properties developed				
	New Government house (existing and additional facilities)	Enhance aesthetic value of the environment, Decision making process enhance	Number of policies formulated,				
	Provision of SSG and HOS official Residences	Property development facilitated	number of properties developed, Number of Master plan and layout plans prepared				
	Ministry of Lands Headquarters and zonal land registry	achieve orderly convenient and aesthetic environment	proportion of urban habitation renewed				
	Commissioner residence quarters (G9 Quarters)	achieve orderly convenient and aesthetic environment	proportion of urban habitation renewed				
	Urban development Engineering workshop, equipment and materials	Property development facilitated	number of properties developed, Number of Master plan and layout plans prepared				
	State capital development project	facilitate economic growth &	Reduction of outbreak disease				

		development, improve healthy environment	recorded, Kilometres of road and drainages constructed				
	low cost housing scheme	Increase in home ownership, orderly convenient and aesthetic environment	Number of houses owned, number of properties developed				
to create an enabling environment for Urban and regional planning	Development Master Plan for Urban Centers	guided physical environment, A healthy and decent physical environment is created	Number of illegal structure demolished, Number of physical plans developed				
facilitate access to needed maps and resources for land use management of urban and regional development	Acquisition of Lithographic and survey equipment	Comprehensive and computerised land databank for the state,	Number of requests made in data from the unit, number statutory title registered				
	Establishment of GIS Unit	guided physical environment, Comprehensive and computerised land databank for the state	Number of requests made in data from the unit, number statutory title registered, Number of physical plans developed				
	Aerial Photographic and Mapping	guided physical environment	Number of physical plans developed				
Provide incentive to encourage developers	commercial low cost housing	Increase in home ownership,	Number of houses owned,				

	scheme	achieve orderly convenient and aesthetic environment.	number of properties developed				
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Chapter Three: The Development of Sector Strategy

3.1 Outline Major Strategic Challenges (Constraints and Potentials)

Major strategic challenges in the land sector can vary depending on the specific context and location. However, some common challenges faced by many countries or regions in the land sector includes some of the followings:

1. **Land Tenure Insecurity:** Many areas struggle with issues related to insecure land tenure including unclear or overlapping land rights, lack of formal land titles and inadequate legal frameworks. This can lead to conflicts, land grabbing and hinder investment in land-based activities.
2. **Land Use Conflicts:** Competition for land resources can result in conflicts between different stakeholders such as farmers, indigenous communities and urban developers.
3. **Weak Land Governance and Institutions:** Weak land governance structures including inadequate policies, regulatory frameworks and enforcement capacity can undermine effective land administrations and management. Strengthening land institutions and governance is crucial for equitable and sustainable land use.
4. **Urbanization and Land Fragmentation:** Rapid urbanization, especially in developing countries often leads to increased demand for land resulting in unplanned expansion, informal settlements and land fragmentation.
5. **Climate Change and Environmental Impacts:** Climate change and environmental degradation pose challenges for land management including land degradation, loss of biodiversity and vulnerability to natural disasters.
6. **Data and Information Gaps:** Inadequate land information systems and data availability hinder effective land administration, planning and decision-making in the land sector of Jigawa State. Developing robust data collection systems and improving information access is essential for evidence-based land management.
7. **Inadequate housing finance, difficulties in accessing loan facilities, high cost of building materials, difficulty to access land, high construction cost and low return on investments from poor payment culture by beneficiaries on public houses, sprawl of illegal layouts and structures.** high cost of building materials, access to land, high cost of capital and low return on investments have remained key concerns. Because of high demand due to population growth and urbanization, demand for housing far exceed the capacity of government to provide and the private estate developers have been making efforts to bridge the supply gap. and are gradually becoming key players in the sector

Addressing these strategic challenges requires a comprehensive approach involving policy and legal reforms, capacity building, stakeholder engagement and investment in land administration and management systems.

STRATEGIC CHALLENGES

- **Lack of existing State Policies on Land, Housing and Urban Development:** The sector is currently undergoing reforms which have seen various MDAs under the sector being pulled together. This is necessitated the need to have a comprehensive sector policy which provision has been made for in the MTSS.

- Changes in Government priorities in executing programs: Development projects were predominantly centred in the urban areas but the current government policy is focused towards upgrading rural areas. As part of the current Governments' diversification mass housing programme are planned to be spread all over the state.
- Inadequate funding of programs: Over dependence on statutory allocations has incapacitated MDAs to execute their programme as planned. Low IGR has also contributed to the lack of funds for programmes in the sector.
- Qualified man power shortages: In most of the departments the directors are directing themselves due to acute staff shortage. The embargo on employment that has engulfed the state for a while has created an unplanned succession gap within the sector and the state in general.
- Inadequate synergy among sectional MDAs: The MTSS process has brought together the need for sectors to talk and share a common goal. This was not in place because there was this individualistic approach to execution of project/programmes that has led to the duplication of programmes and has created unnecessary financial bloating of budget.

3.2 Resource Constraints

This table (table 4) is the summary of the 2022 budget from January - December, 2022. from the table a total of **N902,591,000 was budgeted** for the entire sector (Recurrent and Capital) in which a total of **N809,738,552 was release**. It can be seen that there was a high budget performance as there was a release of over eighty percent from the original budget in the year under review.

Table 4: Summary of 2022 Budget Data

Item	Approved Budget (N'000) in 2022	Amount Released (N'000) in 2022	Actual Expenditure (N'000) in 2022	Amount Released as % of Approved	Actual Expenditure as % of Releases
Personnel	257,691,000	234,569,207	234,569,207	91.02%	91.02%
Overhead	129,800,000	97,513,467	97,513,467	75.12%	75.12%
Capital	515,100,000	477,655,848	477,655,848	92.73%	92.73%
Total	902,591,000	809,738,552	809,738,552	89.71%	89.71%

Table 5: Summary of 2023 Budget Data (Up to June)

Item	Approved Budget (N'000) in 2023	Amount Released (N'000) in 2023 (Up to August)	Actual Expenditure (N'000) in 2023 (Up to June)	Amount Released as % of Approved	Actual Expenditure as % of Releases
Personnel	253,247,000	147,363,210	147,363,210	58.18%	58.18%
Overhead	108,900,000	56,769,911	56,769,911	52.13%	52.13%
Capital	1,383,440,000	334,605,652	334,605,652	24.18%	24.18%
Total	1,745,587,000	538,738,773	538,738,773	30.86%	30.86%

3.3 Projects Prioritization

Projects prioritisation is an essential process in the land sector to allocate resources effectively and achieve the desired outcomes. The followings are some key factors to consider when prioritizing projects in the land sector:

1. Strategic Alignment
2. Impact and Benefits
3. Urgency and Time Sensitivity
4. Stakeholder Engagement
5. Feasibility and Resources
6. Risk Assessment
7. Public Interest and Public Opinion
8. Environmental and Social Considerations
9. Cost-Benefit Analysis
10. Lesson Learned

It is important to note that project prioritization is a dynamic process that may require periodic review and adjustment based on changing circumstances, priorities and emerging challenges in the sector and can easily be overcome when carefully studied

Table 6: Summary of Projects Review and Prioritisation (Ongoing, Existing & New Projects)

N	S/	C	ct	oje	Ma	ct	oje	Project's Contribution to State Development Plan Goals	oi	(20	22	me	P	Sc	Ra	ct	de	wi	ng	(O	ne	Timeli
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Expected Year of Completion				
Project Commencement Year				
	0	1	0	1
	0	1	0	1
	0	1	0	1
Ensuring strong synergy between Jigawa State's development policy & strategy and the national strategic economic policy direction				
Promote Youths and women empowerment; social inclusion poverty reduction programmes				
Strengthening governance reforms to deepen transparency accountability and effectiveness of				
Guaranteeing adequate security of lives and property; ensuring improved and responsive public service delivery; and promoting cohesion				
Diversification and expansion of the State's revenue base; reform of the internal revenue				
Improvement of human resources – education and health services; continuous improvement in				
Maintenance and expansion of infrastructures.				
Promotion of rapid growth of the real sectors; agriculture and Micro, Small and Medium Scale Enterprises (MSMEs); igniting the potentials of				
Improvement in the business environment and investment climate by building an investor-friendly climate; stimulating investments into				
	1	2	3	4

3.4 Personnel and Overhead Costs: Existing and Projections

Complete Table 7 with the approved 2019 budgeted figures (approved and actual) for your sector's personnel and overhead; as well as what you project the figures to be for each of the MTSS years of 2020 – 2022. Justify your projections for personnel and overhead.

Table 7: Personnel and Overhead Costs: Existing and Projected

Expenditure Head	2019 (N'000)		Projections (N'000)		
	Approved	Actual (By Jun)	2020	2021	2022
Personnel Cost	198,519,000	76,526,356.80			
Overhead Cost	86,200,000	50,134,005.07			
Total Cost (N)	284,719,000	126,660,361.87	0	0	0

3.5 Contributions from our Partners

Name of Partners	Support
GEMS 3	Technical and financial support provided on the SLTR
Godiya Miyetti	Develop housing estate at Jigawar Tsada, Dutse,
PERL	Providing technical support to developing MTSS and strengthening systems and processes in the sector.
Federal Mortgage bank	provide facilities for the state mass housing scheme.

Table 8: Grants and Donor Funding

Source Description Grant	/ of	Amount Expected (N'000)			Counterpart Requirements (N'000)		Funding
		2020	2021	2022	2020	2021	2022

3.6 Cross-Cutting Issues

1. **Ministry of Agriculture/Environment:** de-gazette of some forest reserve and converting it to farm plots to increase agricultural purposes
2. **Environment:** Environmental impact assessment (EIA) and resolve issues of acquiring forest reserve
3. **Farmers and Herds Men Board:** resolve issues of acquiring grazing reserves and cattle routes'
4. **Ministry of Commerce:** acquisition of land for commercial and industrial purposes.
5. **Jigawa State Investment Promotion Agency (Invest Jigawa):** in appraisal of proposal of investors as well in providing land for investors.
6. **Ministry of works and Transport:** provides estate infrastructure (access road and street light) in the housing estate built by the Lands Sector and
7. **Ministry of Works and Transport:** construction of township road in urban areas whereby Lands Sector take charge of valuation, compensation and demolition of affected structures
8. **Ministry of Water Resources:** construction of water scheme in the constructed new housing estate or an addition of water facility to existing estate.

3.7 Outline of Key Strategies

Complete Table 9 to describe the main strategies and core activities of your sector's MTSS. This is the Logframe discussed previously. The table could be completed in Excel format, copied and inserted in the report. The instructions for completing the Table are as follows:

- Column 1: Add the outcomes developed for each programme (As in Tables 2 and 3 above).
- Column 2: Add all projects that will be implemented in relation to the respective programmes; i.e. projects that will be implemented in order to deliver the expected outcomes. If the number of projects or activities is more than the number of rows provided in the Logframe Table, add more rows.
- Columns 3 – 5: Record the proposed expenditure for each project. The proposed expenditure will be derived through costing of the projects.
- Column 6: Indicate the output expected from each project. An output is what you expect to get from spending money on a particular project. For example, if the project is “Construct a block of six classrooms at Aiyegun School”; then the output to be expected after the project has been executed is “A block of six classrooms constructed at Aiyegun School”.
- Column 7: Output KPI is how would we know whether or not the specified output is delivered.
- Column 8: The value of the output during the base year; e.g. 2018 (the baseline value).
- Columns 9 – 11: The quantities of the output that will be delivered in each of the MTSS year (2020 – 2022).
- Column 12: Specify the MDA in your sector that is responsible for implementing the project and delivering the associated output.

Table 9: Summary of projects' expenditures and output measures (The Logframe)

Outcome	Project Title	Proposed Expenditure (N'000)			Output	Output KPI	Baseline (e.g. Output Value in 2018)	Output Target			MDA Responsible
		2020	2021	2022				2020	2021	2022	
Increase in home ownership, orderly convenient and aesthetic environment	low cost housing scheme	130,650,000.00	118,500,000.00	97,500,000.00	3,162			10	10	8	JSHA
	Commercial low cost housing scheme	410,400,000.00	864,000,000.00	864,000,000.00	10			30	32	24	JSHA
Reduction of outbreak disease recorded, Kilometres	State capital development project	30,000,000.00	41,500,000.00	38,000,000.00							
	Systematic Land Registration and Land Management Information	78,000,000.00	61,000,000.00	66,000,000.00	45,844	Number of		40,000	45,000	50,000	Min. Lands

Outcome	Project Title	Proposed Expenditure (N'ooo)			Output	Output KPI	Baseline (e.g. Output Value in 2018)	Output Target			MDA Responsible
		2020	2021	2022				2020	2021	2022	
Roads and drainage constructed		0.00	00.00	00.00		statutory titles issued					
	Land and Property compensation	400,000,000.00	690,000,000.00	750,000,000.00		compensation settled					
	New Government house (existing and additional facilities)	130,000,000.00	59,000,000.00	15,000,000.00	1						
	Provision of SSG and HOS official Residences	10t	Nil	Nil	1						
	Ministry of Lands Headquarters and zonal land registry	10t	12,000,000.00	11,000,000.00	1						
	Commissioner residence quarters (G9)	10,000,00	5,000,00	Nil	1						

Outcome	Project Title	Proposed Expenditure (N'ooo)			Output	Output KPI	Baseline (e.g. Output Value in 2018)	Output Target			MDA Responsible
		2020	2021	2022				2020	2021	2022	
	Quarters)	0.00	0.00								
	Acquisition of Lithographic and survey equipment	10,000,000.00	Nil	Nil							
	Aerial Photographic and Mapping	20,000,000.00	22,000,000.00	24,000,000.00							
	Completion of legislatives Qtrs	25,000,000.00	Nil	Nil							
	Establishment of GIS Unit	30,000,000.00	25,000,000.00	5,000,000.00							
make land secured and	Development Master Plan for Urban Centers	25,000,000.00	30,000,000.00	25,000,000.00							

Outcome	Project Title	Proposed Expenditure (N'000)			Output	Output KPI	Baseline (e.g. Output Value in 2018)	Output Target			MDA Responsible
		2020	2021	2022				2020	2021	2022	
transferable at affordable cost for development	Urban development Engineering workshop, equipment and materials	10t	22,000,000.00	15,000,000.00							
	Development Control equipment and materials	35,357,200.00	45,000,000.00	45,000,000.00							
Total		1,359,407,200	2,016,500,000	1,990,550,000							

3.8 Justification

Briefly describe the justification for the strategies chosen; especially how you used the results of your projects prioritisation to bring your proposed expenditures within the indicative budget issued to your sector by the BEPD.

3.9 Responsibilities and Operational Plan

Make a reference to the organisational responsibilities for implementing the strategic plan as indicated in the last column of Table 9. You do not have to provide an operational plan in this MTSS document. But you may use this sub-section to identify this need and comment on the ways in which this has already been thought about in your planning; as well as how you plan to develop it later.

Chapter Four: Three Year Expenditure Projections

4.1 The process used to make Expenditure Projections

Describe some of the key rules of thumb and costing assumptions made in working out the proposed costs of the projects in this MTSS.

Provide details of the costing as an Annex.

4.2 Outline Expenditure Projections

Describe the main features of Tables 7 and 9; especially the balance between capital and recurrent expenditure; what proportion of the total proposed expenditure is recurrent (Personnel + Overhead as in Table 7) and what proportion is Capital as in Table 9? Is the proportion healthy; if not, what does the Sector plan to do better in future?

Chapter Five: Monitoring and Evaluation

5.1 Conducting Annual Sector Performance Review

What form will the annual performance review take? When will it be performed and what process will it involve? How will the results be used in making revisions to this MTSS next year? The M&E Unit of the BEPD should be able to support sectors in writing this section.

5.2 Organisational Arrangements

Describe outline responsibilities for monitoring work. Who will collect data, and who will perform the analysis? How will the results be reported? What will the results be used for?