



The States' Fiscal Transparency, Accountability and Sustainability (SFTAS) Program for Results

ASSESSMENT REPORT

NEW DISBURSEMENT-LINKED INDICATORS (DLIs) DECEMBER 2021

IMO STATE

By:

**The Office of the Auditor-General for the Federation as the SFTAS Independent Verification Agent
with support from [PricewaterhouseCoopers \(PwC\)](#)**



NOVEMBER 2022

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1. Executive Summary

This Report details the outcome of the New 2021 Disbursement Linked Indicators 11.3 (JUN 2022) Verification. In conducting the verification, the IVA assessed how the State performed against the Disbursement Linked Results (DLRs) listed within the SFTAS DLI Matrix, Guidelines and Verification Protocol.

Table 1 (below) reflects the outcome of the verification and shows areas where the State achieved results. In total, Imo State achieved 1 (One) DLR out of 1 (One) DLR applicable to the New DLIs (December 2021 to June 2022).

We included the findings from the verification exercise and identified several areas where the State can improve its performance. These are set out in detail within Section 2 of this report.

1.1 Table 1: Assessment Results' Summary

Key:	Achieved	Not Achieved	Previously Achieved
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Disbursement Linked Indicators	Disbursement Linked Results	Results	Remarks
DLI 11: Provided structured tax relief in response to COVID-19 and strengthened tax administration (personal income tax and property taxation) to enhance non-oil tax collection in the resilient recovery phase	DLR 11.3: Strengthened the foundation for state property taxation by updating property records in urban areas	Achieved (stretch)	

2. Imo State Assessment results for DLR 11.3

2.1 Results for DLR 11.3

Disbursement Linked Indicators (DLIs) and Tests		Approach for assessment	Conclusion	Recommendations
DLR 11.3 2021	(2021) Strengthened the foundation for state property taxation by updating property records in urban areas		Achieved	
1.	<p>1. Has the State completed or updated property records of at least a certain percentage of all properties that have electricity connections in urban areas?</p> <p>Base target= percentage properties enumerated out of total properties with an electricity connection is 20%</p> <p>Stretch target= percentage properties enumerated out of total properties with an electricity connection is 50%</p>	<p>a. IVA obtained a report accompanied by the data set with property records with supporting evidence from the State to show that they have met target for the records submitted and all mandatory fields are included. The States</p> <ul style="list-style-type: none"> (i) delivered data in excel format (ii) used the standardized codes for the mandatory variables that have been shared (iii) submitted 3 separate files for parcels, buildings and building units. <p>b. The State’s total number for properties with electricity connections in urban areas as provided by the World Bank is 290,948.</p> <p>c. The total number of properties enumerated which have data for all mandatory fields (see annex 2) for the electrified urban areas used by the World Bank for setting the target: vacant parcel + buildings + building units registered for legal entity) are as follows: Vacant parcel -13507 buildings -181002 building units -202060 Total – 396569</p> <p>d. IVA computed the percentage of:</p>	Satisfactory (Stretch Target)	

Disbursement Linked Indicators (DLIs) and Tests	Approach for assessment	Conclusion	Recommendations												
	<p>Total number of properties enumerated which have data for all mandatory fields/ (total number for properties with electricity connections in urban areas as provided by the World Bank as follows:</p> $\frac{396569}{290948} \times 100 = 136.30\%$														
<p>2. The property information is no older than August 31, 2020?</p>	<p>IVA verified the evidence provided by the State and confirmed that the records submitted to meet the target, the information was updated or collected after August 31, 2020 as shown in the computation below:</p> $\frac{389103}{290948} \times 100 = 133.74\%$	<p>Satisfactory (Stretch Target)</p>													
<p>3. The property records submitted have a unique ID that links parcels, buildings, and building units?</p>	<p>1. IVA computed from buildings file, the number of records [without missing value] for Building ID and Parcel ID as follows:</p> <table border="1" data-bbox="772 778 1574 895"> <tr> <td data-bbox="772 778 1048 839">ID linking with structure footprint</td> <td data-bbox="1048 778 1220 839">Building ID</td> <td data-bbox="1220 778 1574 839">181,002</td> </tr> <tr> <td data-bbox="772 839 1048 895"></td> <td data-bbox="1048 839 1220 895">Parcel ID</td> <td data-bbox="1220 839 1574 895">181,002</td> </tr> </table> <p>2. IVA computed from building units file, number of records [without missing value] for Building ID and Building Unit ID as follows:</p> <table border="1" data-bbox="761 1091 1554 1214"> <tr> <td data-bbox="761 1091 1003 1152">Unique ID linking to buildings</td> <td data-bbox="1003 1091 1176 1152">Building ID</td> <td data-bbox="1176 1091 1554 1152">181,002</td> </tr> <tr> <td data-bbox="761 1152 1003 1214">Unique ID of building units</td> <td data-bbox="1003 1152 1176 1214">Unit ID</td> <td data-bbox="1176 1152 1554 1214">194,751</td> </tr> </table>	ID linking with structure footprint	Building ID	181,002		Parcel ID	181,002	Unique ID linking to buildings	Building ID	181,002	Unique ID of building units	Unit ID	194,751	<p>Satisfactory</p>	
ID linking with structure footprint	Building ID	181,002													
	Parcel ID	181,002													
Unique ID linking to buildings	Building ID	181,002													
Unique ID of building units	Unit ID	194,751													

Disbursement Linked Indicators (DLIs) and Tests	Approach for assessment	Conclusion	Recommendations				
	<p>The Computed percentage of (Number of complete building records + Number of complete building units)/ number of records needed for meeting base target (- see 1.1) is as follows:</p> $\frac{375753}{58189.6} \times 100 = 645.7\%$						
4. The size of the land parcel is documented by a polygon on a map/indicated as ParcelArea in the file?	<p>IVA computed the percentage of the number of complete records for the variable Parcel Area in the file with parcel records to all vacant parcel records submitted as follows:</p> <table border="1" data-bbox="759 638 1330 730"> <tr> <td>ParcelArea</td> <td>159,130</td> </tr> <tr> <td>Vacant Parcel submitted</td> <td>13,507</td> </tr> </table> $\frac{159,130}{13,507} \times 100 = 1178.13\%$	ParcelArea	159,130	Vacant Parcel submitted	13,507	Satisfactory	
ParcelArea	159,130						
Vacant Parcel submitted	13,507						
5. The parcel is linked to buildings (one to one or one to many)?	<p>IVA computed the percentage of the number of complete records for the variable Parcel ID in the building records file) to all records needed for meeting base target as follows:</p> <table border="1" data-bbox="759 1021 1574 1142"> <tr> <td>ParcelID</td> <td>Enumeration Parcel GUID (Base Target Number for the State)</td> </tr> <tr> <td>181,002</td> <td>58,189.6</td> </tr> </table> $\frac{181,002}{58,189.6} \times 100\% = 311.06\%$	ParcelID	Enumeration Parcel GUID (Base Target Number for the State)	181,002	58,189.6	Satisfactory	
ParcelID	Enumeration Parcel GUID (Base Target Number for the State)						
181,002	58,189.6						

Disbursement Linked Indicators (DLIs) and Tests	Approach for assessment	Conclusion	Recommendations								
<p>6. The number of occupancy units within the property are included?</p>	<p>a. IVA computed the percentage of the number of complete records for the variable No of Units in the building records file) to all records needed for meeting base target as follows:</p> <table border="1" data-bbox="759 344 1585 461"> <tr> <td>No of Units</td> <td>181002</td> </tr> <tr> <td>Base Target</td> <td>58189.6</td> </tr> </table> $\frac{181002}{58189.6} \times 100 = 311.06\%$ <p>b. IVA computed the percentage of the number of complete records for the variable StructPres in the Parcel records file to all vacant parcel records submitted as follows:</p> <table border="1" data-bbox="759 775 1585 850"> <tr> <td>StructPres</td> <td>159130</td> </tr> <tr> <td>Base Target</td> <td>58189.6</td> </tr> </table> <p>Structure Presence in parcel records file to all vacant parcel records</p> $\frac{159130}{13,507} \times 100 = 1,178.13\%$ <p>Structure Presence in parcel records file to Base Target</p> $\frac{159130}{58189.6} \times 100 = 273.47\%$	No of Units	181002	Base Target	58189.6	StructPres	159130	Base Target	58189.6	Satisfactory	
No of Units	181002										
Base Target	58189.6										
StructPres	159130										
Base Target	58189.6										
<p>7. Has the following information been included in each of the property records of the State:</p> <p>i. Main Use</p>	<p>a. IVA computed the percentage of the number of complete records in the building records file for each of the following variables: (BldgUse; OccupType; NoOfFloors; BldgAge; WallMat; RoofMat;</p>	Satisfactory									

Disbursement Linked Indicators (DLIs) and Tests	Approach for assessment	Conclusion	Recommendations																
<ul style="list-style-type: none"> ii. Occupancy Type iii. Number of dwelling units iv. No of floors v. Age of building vi. Wall material vii. Roof material viii. Formal/Informal document ix. Access to sewerage, water, waste disposal and electricity 	<p>BldgArea; Picture)/ all records needed for meeting base target as follows:</p> <p>$\frac{182616}{58189.6} \times 100 = 313.83\%$</p> <table border="1" data-bbox="759 421 1572 805"> <tbody> <tr> <td>BldgUse</td> <td>Yes</td> </tr> <tr> <td>OccupType</td> <td>Yes</td> </tr> <tr> <td>NoOfFloors</td> <td>Yes</td> </tr> <tr> <td>BldgAge</td> <td>Yes</td> </tr> <tr> <td>WallMat</td> <td>Yes</td> </tr> <tr> <td>RoofMat</td> <td>Yes</td> </tr> <tr> <td>BldgArea</td> <td>Yes</td> </tr> <tr> <td>Picture</td> <td>Yes</td> </tr> </tbody> </table> <p>b. IVA computed the percentage of the number of complete records in the parcel file for each of the following variables: (Document; Water; Sewerage; Power; Waste)/ total number of vacant parcel records as follows:</p> <p>Complete records to No of vacant parcel records:</p> <p>$\frac{159130}{13,507} \times 100 = 1,178.13\%$</p> <p>Complete records to Base Target:</p> <p>$\frac{159130}{58189.6} \times 100 = 273.47\%$</p>	BldgUse	Yes	OccupType	Yes	NoOfFloors	Yes	BldgAge	Yes	WallMat	Yes	RoofMat	Yes	BldgArea	Yes	Picture	Yes		
BldgUse	Yes																		
OccupType	Yes																		
NoOfFloors	Yes																		
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WallMat	Yes																		
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BldgArea	Yes																		
Picture	Yes																		

Disbursement Linked Indicators (DLIs) and Tests		Approach for assessment	Conclusion	Recommendations												
		<table border="1"> <tr><td>Document</td><td>Yes</td></tr> <tr><td>Water</td><td>Yes</td></tr> <tr><td>Sewerage</td><td>Yes</td></tr> <tr><td>Power</td><td>Yes</td></tr> <tr><td>Waste</td><td>Yes</td></tr> </table>	Document	Yes	Water	Yes	Sewerage	Yes	Power	Yes	Waste	Yes				
Document	Yes															
Water	Yes															
Sewerage	Yes															
Power	Yes															
Waste	Yes															
	<p>8. Are the ownership characteristics captured?</p> <p>i. Single or multiple owner</p> <p>ii. Telephone</p> <p>iii. Address</p>	<p>a. IVA computed the percentage of the number of complete records in the parcel records file for each of the following variables: (OwnerName; TypeOwner; ParcelUse; OccupType; OwnerPhone; ParcelAddr)/ total number of vacant parcel records as follows:</p> <p>$\frac{159130}{13507} \times 100 = 1178.13\%$</p> <table border="1"> <tr><td>OwnerName</td><td>Yes</td></tr> <tr><td>TypeOwner</td><td>Yes</td></tr> <tr><td>ParcelUse</td><td>Yes</td></tr> <tr><td>OccupType</td><td>Yes</td></tr> <tr><td>OwnerPhone</td><td>Yes</td></tr> <tr><td>ParcelAddr</td><td>Yes</td></tr> </table>	OwnerName	Yes	TypeOwner	Yes	ParcelUse	Yes	OccupType	Yes	OwnerPhone	Yes	ParcelAddr	Yes	Satisfactory	
OwnerName	Yes															
TypeOwner	Yes															
ParcelUse	Yes															
OccupType	Yes															
OwnerPhone	Yes															
ParcelAddr	Yes															
2	<p>1. The property records are stored in an electronic database?</p>	<p>a. The IVA obtained an electronic copy of the Property records. The IVA confirms that the copy received was in excel.</p> <p>b. Property records were stored in the server Via the link below: https://sftasapi.api.iirs.im.gov.ng/api/ Located at: DigitalOcean (cloud), and Imo State Data Centre (on premise)</p> <p>c. The IP/URL of Server is: https://sftasapi.api.iirs.im.gov.ng/api/</p>	Satisfactory													

Disbursement Linked Indicators (DLIs) and Tests	Approach for assessment	Conclusion	Recommendations
<p>2. The property record database is accessible to SIRS/SBIR in electronic format?</p>	<p>a. IVA confirmed that the SIRS/SBIR has access to the database and provided a demand notice as evidence.</p> <p>b. IVA visited the URL provided by the State to demonstrate Access to the Billing Software via IP/URL as follows: URL: https://assessment.iirs.im.gov.ng/login Email: sftasiva@iirs.im.gov.ng Password: lmo@Sftas1234</p> <p>c. The states' API listing parameters are: https://sftasapi.api.iirs.im.gov.ng/api/</p>	<p>Satisfactory</p>	
<p>3. The database has started being used to issue demand notices?</p>	<p>a. Sample demand notices were shared by SIRS as evidence that the API in place can generate Demand Notices.</p> <p>b. The IVA was unable to conduct spot checks to confirm that the Billing System enables generating demand notices, for five randomly selected properties.</p> <p>However, this was done via a zoom call with the State as the State put the IVA through. The Step by step to raising a demand notices was presented as follows:</p> <p>HOW TO GENERATE A DEMAND NOTICE STEP 1: Go to https://assessment.iirs.im.gov.ng and log in with your credentials. STEP 2: The system automatically opens the Revenue Stream menu, so click on the tab REVENUE STREAM LIST. STEP 3: Search for LAND USE FEES in the search button and then Click on ACTIONS and select VIEW REVENUE ITEM. STEP 4: On the computation tab, insert the PREMISE ID (that starts with PRE...). To see the list of taxpayers assessed to pay Land Use Charge, click on PROFILED TAXPAYER.</p>	<p>Satisfactory</p>	

Disbursement Linked Indicators (DLIs) and Tests		Approach for assessment	Conclusion	Recommendations
		<p>STEP 5: After inserting the premise id, scroll down and input the correct AVERAGE MARKET VALUE (Sqm).</p> <p>STEP 6: Click on COMPUTE ASSESSMENT, for the system to recalculate a new tax amount value due.</p> <p>STEP 7: Select the TAX YEAR and the DUE DATE you are raising demand notice for.</p> <p>STEP 8: Pass a Bill Comment (e.g. Land Use Charge for the year 2022) in the NOTE box to the taxpayer.</p> <p>STEP 9: Click RAISE ASSESSMENT</p> <p>HOW TO VIEW A DEMAND NOTICE</p> <p>The system automatically sends an email to the taxpayer. For the purpose of this exercise the emails are trapped in an inbox which you can access here: ULR: https://mailtrap.io/ Email: info@anamenng.com Password: Asm@t@1mo2tateTAAS When in,</p> <p>STEP 1: Click on My Inbox.</p> <p>STEP 2: Open the email notice.</p> <p>STEP 3: Download the attachment from the top right side (this has the demand notice in pdf).</p> <p>Taxpayers can then copy the bill reference (example, AB0000014) and go make payment on the Imo web pay website or any other payment channel.</p>		
3	1. Has the state issued a regulation that mandates that property data collected is shared with MDAs?	<p>a. IVA has obtained and retained a copy of the regulation.</p> <p>b. The regulation was signed by the Interim Chairman, Imo State Internal Revenue Service on 11th April 2022. The Regulation was also co-signed by the State Executive Governor on 15th April, 2022.</p> <p>c. IVA confirmed that the regulation mandates the state to share the data collected with MDAs in line with the key requirements captured in the draft model regulations issued to all states.</p>	Satisfactory	

Disbursement Linked Indicators (DLIs) and Tests		Approach for assessment	Conclusion	Recommendations
	2. States have distributed the regulations to appropriate MDAs and the SIRS/SBIR?	IVA obtained from the State, a report with supporting evidence that the States have distributed the regulations to appropriate MDAs and the SIRS/SBIR.	Satisfactory	
	3. A copy of the tax demand notice for property related charges/taxes?	<ul style="list-style-type: none"> a. IVA obtained a copy of the updated demand notice. b. IVA confirmed that the Amended notice included the geotag (Minimum Property ID Reference) and provided the information that will allow any party to access the geotag information. c. IVA confirmed that the demand notice included details of the taxes and charges including information on penalties for late payment. There was no information on discounts for early payment. 	Satisfactory	
	4. A tax demand notice for property related charges/taxes has been amended to include geotag of property?	IVA confirmed that the demand notices included the Property geotag details	Satisfactory	

3. Response from the State

The State should please use the table below for their response.

S/N	State Response to the draft report	IVA Follow-up, response, treatment
1		
2		
3		

4		
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