AN EVALUATION OF RESETTLEMENT SCHEMES IN ABUJA, FEDERAL CAPITAL TERRITORY

By

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DECLARATION

I hereby declare that this thesis has been written by me and that it is a record of my own research work. It has not been presented in any previous application for a higher degree.

All quotations are indicated and the sources of information are specifically acknowledged by means of reference.

Signature

10-4-93
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CERTIFICATION

This thesis, "An Evaluation of Resettlement Schemes in Abuja, Federal Capital Territory", by Edumnonu Stanley A.J. Ewuzie meets the regulations governing the award of the degree of Master of Arts (M.A.) in Geography, Post-graduate School, Ahmadu Bello University, and is approved for its contribution to knowledge and literary presentation.

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DEDICATION

This work is dedicated to Chiefs P.O. Ewuzie (Ononenyi) and G.I. Ewuzie (Afojulu) who saw the need to develop a junior brother in the field of academics and committed themselves towards that.

I am, equally, very grateful to my parents - Chief and Mrs. John IK Ewuzie - for their moral and financial support. I was, equally, encouraged financially by my brothers: Chiefs P.O. Ewuzie and G.I. Ewuzie. Thank you and may God continue to reward you in your business endeavours.

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And, finally, to the Lord Almighty, the sole maker of man and life for allowing us all see the light of this day. Hallowed be thy name!

Edum. Stanley A.J. Ewuzie

ABSTRACT

This study titled "An Evaluation of Resettlement Schemes in Federal Capital Territory, Abuja" is a study on relocation. Relocation in this case was necessitated by the building of a new capital in Abuja thus culminating in a forced movement of people from their original homes. The study set out to discover the effects of this forced movement on the people who were moved to new sites. The study specifically wanted to know if the exercise had any effects on the agricultural practices, income, infrastructural development and thus the general well-being of the affected people.

The study was set on a simple hypothesis that the resettlement exercises in the FCT has not brought about a significant increase in the income, agricultural production, level of infrastructural development and the well-being of the resettled rural inhabitants of the FCT. The data collected was analysed using simple percentages, tables, graphs and charts of various kinds. It was discovered from the results of the analysis that though the FCT resettlement schemes have not brought about a realisation of all the anticipated benefits, It was not without success at all,

A significant number of the respondents interviewed in the course of the work agreed that the scheme has brought a significant improvement in their living conditions since their movement to new sites. They have pointed out improved housing, road development, higher output from farms, and other social facilities as important areas where positive developments had taken place. They, however, held that they are experiencing a dwindling income. Their view may be said to have been informed by political considerations. They may believe that if they report a situation of dwindling income, the government may come to their aid. So their view, in total contrast with the major findings of the work, could not be proved and was, therefore, rejected. The earlier postulation of an insignificant increase in the well-being of the resettled people was thus rejected. However, recommendations were made on ways of making future resettlement activities in the FCT and elsewhere a greater success. These recommendations concern the issue of compensation, farmland, adequate housing and other infrastructures and the functionality of the infrastructures provided, A concluding remark was finally made about the findings earlier reported.

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CHAPTER ONE

INTRODUCTION

1.1 BACKGROUND TO THE STUDY

Throughout history, man has been settling and resettling in different places, either of his own freewill or because of disasters such as earthquakes, floods, landslides (Chambers, 1970:34). Man, as he moves on his own freewill, takes care to choose for himself suitable places for his own convenience and interests. When man moves as a result of natural disasters (drought, earthquake, flood, etc.), he makes amends on his conveniences and willingly makes certain sacrifices.

However, at certain times, man has had to move not because of any of these two factors but due to national policies that may demand expansive land for development - for individual and societal benefits. As a result of such 'forceful' movements, there occurs a great disruption in the people's existing way of life. Such movements therefore, demand that the people's social, economic and other needs be met in their new locations. Relocation in the Federal Capital Territory is such a case. The program is being handled by the Federal Capital Development Authority (FCDA).

The creation of the Federal Capital Territory

(FCT) in 1976 culminating in the movement of the nation's capital from Lagos to Abuja, is not different from those of many other third-world countries, who have had to move their capital cities, for various reasons, from one location to another. Like in most ex-colonial countries, the colonialists usually favoured coastal locations for capital cities because such locations provided easy sea-links with their countries. Such thinking informed the choice of Lagos, in the first place, as the nation's capital. But such locations hardly coincide with the geographical centres of the countries concerned or the centres of gravity of the population, hence our movement to Abuja. Capital cities, based on coastal locations, again,do not give due considerations to the security needs of the people as such capital cities were easily vulnerable to sea-borne attacks. Apart from Nigeria, Tanzania, Malawi, Brazil, Pakistan, among others, have moved their capital cities to more 'favourable' locations in the centre of these countries based on these considerations. The United States of America (U.S.A.), India and Ivory Coast have equally moved their capital cities to more 'favourable' locations.

In Nigeria, the peripheral location of Lagos coupled with its dual role as Federal and Lagos State capitals necessitated the need for the relocation of the Federal Capital to Abuja. This

idea gained the support and acceptance of the majority of the country's populace in the mid '70s. When this dual role of Lagos (dual capital) and its role as Nigeria's major seaport and industrial, commercial centre was threatening to grind the social and economic life of the city to a halt. This situation deteriorated at the end of Nigeria's civil war and even more with the oil-boom of the early '70s which led to an unprecedented influx of people into Lagos. The increased tempo of economic activities and the influx of people into the city were not matched with corresponding increase in the level of urban infrastructural facilities and services and so the city was over-burdened and its facilities stretched to breaking points. The result was manifested largely in over-population, traffic congestion, shortage of residential housing, growth of slums and a generally high cost of living. Concerted efforts made by the Federal and the Lagos state governments to remedy this situation all proved unsuccessful (see Table 1.1).

On assumption of office in 1975, the then Federal Military Government of Late General Murtala Ramat Muhammed adressed itself to this task of finding a lasting solution to the deteriorating situation in Lagos. To achieve this, he set up the Akinola Aguda Panel on 9th of August, 1975 to look into the issue of relocating the Federal Capital,

Table 1.1: The unsuitability of Lagos as a Federal and State Capital and why the Federal Capital should be moved.

Against continuing its dual role as Federal and State Capital	Why the Federal Capital should be moved.
1. Conflict of interest between the Federal and Lagos State Government e.g. in fisheries, housing, transport.	
2. Inadequacy of land space-little land for expansion and very expensive.	All the opposite reasons, especially 1. Inadequacy of space
3. Security - "a coastal location is not suitable for a Federal capital".	2. Security, and also
4. Lack of physical resources - especially shortage of stones and water.	3. Ethnicity: a) 75-80% of its population is Yoruba; b) Yoruba culture dominates;
5. Inadequate infrastructure - "the worst road congestion of any capital visited by the panel" - sewage and waste disposal very poor. "Lagos remains one of the dirtiest capital in the world."	c) Federal capital should not be situated in a city with a strong connection with one of the major ethnic groups.
6. Topography and drainage - flat topography makes drainage difficult and of immense problem.	
7. Population and hardships. Hardships of housing, extortionate rents, breeding ground for deliquency, corruption and other anti-social phenomena. "Lagos has ceased to be capable of catering adequately for .... its teeming population".	

Source: Federal Committee Report, 1975.

among others. In a report published by the Committee four months later, the panel made it clear that it "was not in doubt of the fact that the economic and social costs of retaining Lagos as the Federal Capital would, in the long run, far exceed the cost of building a brand new capital in a virgin land" (FCDA, 1990:2). Other points scored for a new Federal Capital are that a centrally located capital with easy accessibility from all parts of the country by road, rail and air would facilitate the administration of the country, serve as a symbol of our unity and greatness and security-wise, be less vulnerable to external aggression from the sea. The panel also held that a new capital would eliminate or, at least, minimize the potentials for conflicts between the Federal and Lagos state governments as well as offer adequate space for expansion, and serve as a national focus from which development could radiate to all parts of the country.

Based on these considerations, the panel "recommended that the Federal Capital should be moved out of Lagos and be located in an area covering 8,000 square kilometers and situated south of the present day Suleja (in) Niger State" (FCDA, 1990:3). The Federal Government accepted this recommendation and created the Federal Capital Territory (FCT), Abuja in 1976.

Table 1.2: Criteria for the location of the New Federal Capital at Abuja.

	Criteria	Weight (%)
1.	Centrality	22
2.	Health and climate	12
3.	Land availability and use	10
4.	Water supply	10
5.	Multiaccess possibility	7
6.	Security	6
7.	Existence of land building materials	6
8.	Low population density	6
9.	Power resources	5
10.	Drainage	5
11.	Soil	4
12.	Physical planning convenience	4
13.	Ethnic accord	3
Total		100

Source: Aguda Panel Report, December, 1975.

1.2 RESEARCH PROBLEM

As would be expected, as soon as the FCT was created in 1976, it became immediately clear that several villages and households would have to be displaced. Arrangements were, thus, initiated to set in motion the resettlement of such displaced persons and the amount of compensation to be paid. As resettlement is a complex process involving

three major groups - the displaced persons, the resettlement authority and non-compliers, the question is, to what extent can these groups reach a compromise? What relationship exists among the three differing interests, and how far are these being achieved?

The Masterplan for the Federal Capital city and the Regional Development Plan for the Federal Capital Territory provided the general framework for developing the city and the territory. As defined in both plans, the scope of work to be carried out in the development of the city and territory include:

1. a simultaneous development of the city proper and other major towns in the territory;
2. development of regional infrastructures to link the various towns and villages in the territory; and
3. administration of the territory including the provision of social and economic services.

The implication of this scope of work is that besides developing the Federal Capital City (FCC), the Federal Capital Development Authority (FCDA) is expected to carry out simultaneous physical development of the city's regional component and the administration of the territory. The meaning of this simultaneous physical development of the FCT is

that "those populations located within the new Federal Capital City (NFCC) site or within other needed support areas in the FCT" (IPA, 1979:30) would have to be relocated. "Based on preliminary estimates of the number and location of villages" (ibid), this would involve approximately forty (40) villages in the initial stages of city growth. As the city expands to about 3.1 million people population, the number may rise to about one hundred and twenty-five (125) villages. This first-phase relocation involves approximately 11,000 people which may later rise to between 20,000 and 28,000 people. Other relocations within the game reserve area, the watersheds, the two road corridors and areas between the capital city site and the A-Z highway will bring the total number of villages to be relocated to 264 with about fifty thousand (50,000) people. This represents the total relocation programme which would be executed over many years (IPA, 1979). This is out of the total number of about 840 villages with approximately 124,674 people that were affected by the creation of the new FCT (Doxiadis Associates, 1981).

* Since resettlement is a project that involves planned and controlled transfer of population from one area to another (Belshaw, 1963), such an exercise is expected to provide "an excellent opportunity for a proper and functional spatial

organization of the affected rural landscape with a view to increasing its capacity for growth and the harmonious absorption of further development in the near future", (Gana, 1976:224). This 'proper and functional spatial organization of the affected rural landscape' will bring about certain new developments in these rural areas. The questions now are:

1. In what sectors of the rural economy are these 'new developments' identifiable?
2. What physical rearrangements could be identified?
3. What social and public services accompanied this rearrangement?
4. Have these 'new developments' brought about increased income of the rural people, improved welfare, and hence improvement in their standard of living?

1.3 AIM AND OBJECTIVES OF RESEARCH

Resettlement exercises have been known to be bedevilled by a catalogue of problems. For instance, the Volta Dam resettlement scheme was confronted by a list of problems: insufficient farmlands, no opportunity for trading and lack of social cohesion, those of sanitation, and overcrowding caused by the provision of one core room for each house regardless of the number of inhabitants (Enwemadu, 1977). Nevertheless, resettlement programmes are not without

usefulness. It was recorded that the Kainji Dam resettlement scheme achieved its objective of provision of houses to individual household-heads on a room-to-room basis, and the collection of communities into larger units (ibid).

Whatever the evils or benefits of a resettlement scheme, such exercises are supposed to bring about the socio-economic development of the area(s) concerned through growth of new trade routes, diversified occupational structure and production of marketable agricultural surpluses. The aim of this study, therefore, is to assess how far the FCT resettlement scheme has achieved the set objectives with a view to advising on ways of formulating generally better resettlement policies for similar rural setting.

The following objectives will be pursued in the course of the research:

1. To determine the effects of the scheme on the people's agricultural production, occupational structure, trade, income and general wellbeing.

2. To examine the problems of socio-economic adjustment encountered by the people while moving and resettling as well as problems facing them in their new areas.

1.4 HYPOTHESIS

One simple postulation is to give focus to this work: there is no significant difference in the well-being of the people in all the affected villages which may be said to have resulted from the resettlement exercise.

1.5 SCOPE OF STUDY

As has previously been pointed out, the FCT resettlement programme is to be carried out in phases; the entire scheme being executed over many years. The first phase is expected to affect approximately 11,000 people (about 26,000 as the remaining parts of the city are resettled). This will involve about 40 villages "based on preliminary estimates of the number and location of villages." (IPA, 1979:30). Other phases of the scheme (when executed) will bring the total number of villages to approximately 264 of about 50,000 people.

This study will, however, be limited to the affected villages in the first phase development area; i.e., those villages that have actually been resettled. The FCT, it should be noted, is still in the first two phases of development. There is need, therefore, to limit the work to the affected villages in these two phases.

1.6 METHODS AND PROCEDURES

1.6.1 Methods of Data Collection

Data for this study was derived from a study of household heads displaced by the construction of the new Federal Capital city in Abuja. Data on population size of each new community was obtained from the resettlement authority (the Federal Capital Development Authority (FCDA).

The questionnaire schedule was administered through personal interviews. Each interviewer (research assistant) was instructed to administer the questionnaire to the heads of the households in the sample villages, or to any ~~senior person~~ household. in the

Data were also obtained from interviews with some of the staff responsible for the relocation programme. Interviews were also obtained from those household heads who have already taken up residence in the new villages.

1.6.2 Sampling Procedures

Two hundred and sixty-four villages will be affected as a result of the construction of the Federal Capital city and territory which will make the land formerly occupied by these various villages an' hamlets inaccessible to the villagers. In the first phase of the relocation programme, forty (40) villages will be involved. Twenty (20) have actually been relocated.

Fifty percent (50%) of this (those actually resettled) was studied, chosen systematically to include all the villages in the 'priority development area' (the capital city site) where development has seriously been going on.

In terms of sampled size, two hundred household heads were interviewed for the purposes of the study. This represents about thirty percent (30%) of all household heads who have actually taken up their residential plots in the affected villages for about fifteen percent (15%) of the total number of household heads to be displaced by the FCT resettlement project. A modified version of a simple random sampling (systematic sampling) was used to select the respondents. The interval is every tenth house or household in each village. Twenty households were chosen from each village irrespective of their populations.

1.6.3 Data Analysis

Means, standard deviations and variances were used to report some basic sample characteristics. Percentages were also employed. Some useful tables and graphs (both pie and bargraphs) were equally employed in the analysis of the data collected.

1.7 JUSTIFICATION OF THE STUDY

The justification for undertaking this research work is essentially to provide guidelines as to how to plan and resettle people displaced as a result of

government policies and programmes. Investigations affecting relocatees' attitudes and perceptions of the new environment may offer a good basis for future comparative studies when relocatees have lived in the resettlements for a longer period of time. Discovering the peoples' problems and difficulties will, as well, enable us to provide more realistic recommendations to areas in which similar exercises are to be made in the future. This becomes more important since Nigeria is now embarking on rural development projects.

Empirical studies have identified settlement schemes as a form of rural development policy (Moris, 1968; Apthorpe, 1968; Lumsden, 1973; Palmer, 1974). This makes the situational appraisal of the schemes more relevant to development studies because "it is --- a case study in the kinds of evaluation which are relied upon by administrators in making rural development policy" (Moris, 1968:79).

Further, the findings of the study may contribute towards developing a theory of resettlement or of people adjusting to a new environment because they have been forcefully moved from their original homes.

CHAPTER TWO

LITERATURE REVIEW

The resettlement pattern of a human community, rural or urban, is not a result of pure coincidence. The spatial disposition of a community's territory usually reflects the way of life and the social structure of that community. Any change of the settlement pattern thus makes the pattern unbalanced as well as disturbs the existing social order. Persons experiencing such a disturbance face certain problems when moving and settling into a new environment and these problems are likely to affect their level of adjustment. Forced relocation is a unique occurrence. It is something unusual in comparison to the mundane course of most of an individual's life. For this reason, a forced geographic move is usually a traumatic event and may cause both temporary and relatively permanent adjustment problems.

2.1 FORMS OF RESETTLEMENT IN AFRICA

It is necessary to identify types of relocation schemes undertaken in different parts of Africa.

Anthropologists have been in the forefront in the studies of population relocation in Africa. Their studies have led to various classifications

of population relocation projects, each classification emphasizing certain characteristics of the schemes for its analysis. There is no common pattern for population relocation schemes, however.

Haynes (1965), in a study of settlement and agricultural schemes in northern Nigeria, arbitrarily divided the schemes into three: hill-tribe resettlement, landuse resettlement schemes and water-use schemes.

Moris (1968) grouped resettlement schemes into three using organizational characteristics as the base. These are:

1. land settlement which occurs in response to a programme of infrastructural investment and are usually organized by government departments as a temporary measure;

2. land settlements which consist of individualized settlement schemes where farmers are members of organized residence groups but without specialized assistance or supervision at a higher level;

3. land settlement which includes settlement schemes and a co-ordinating agency with specialized administrative functions vis-a-vis settlement activities. In this group, the agency often bears prime responsibility for

the individual settlement schemes.

Apthorpe (1968), in another study, used land settlement models to distinguish two forms of resettlement models:

1. irrigation model in which water is the sole requirement for resettlement; and

2. drainage model in which the only requirement is the drainage of the land and a form of organizational structure to achieve the required output.

Chambers (1969) has reviewed these classifications and has argued that population relocation schemes can be classified into three categories:

1. Incorporative schemes (e.g. the Zande and the Kenya million-acre schemes);

2. Specific schemes (e.g. Nyakashaka in Uganda and early farm settlements in Nigeria; and

3. Mass settlement schemes (e.g., resettlements resulting from the construction of the Aswan, Kariba, Kainji, Tiga and Volta dams).

Incorporative schemes include large scale reorganization involving changing settlement patterns. These schemes incorporate different groups with diverse characteristics of ethnic, social, cultural, economic, etc. standing together.

Specific schemes involve deliberate recruitment or attraction of settlers with characteristics unrepresentative of a historical community. These schemes are specific in their purpose and settlements are selected compulsorily or voluntarily.

Under mass resettlement schemes, populations are moved as a result of natural acts or acts of governments or a combination of both. Tse-tsefly invasion (Anchau resettlement, Nigeria) is one such natural act. Resettlement operations resulting from dam constructions are governments' acts. Under mass resettlement schemes also, there is no selection of settlers - people are moved en masse. This is often referred to as forced migration or involuntary migration. Usually, there is no return migration (Burdge and Ludke, 1970; Napier and Wright, 1974).

Whatever classification is followed, however, resettlement schemes involve the creation of settlement patterns (rural or urban) that do not conform with the people's way of life. They involve a distortion of the people's social structure and a consequent creation of an unbalanced structure which breeds ill-feelings amongst the people. As Voh (1980) observed, "the spatial distribution of the community's territory usually reflects the way of life and the social structure of the community concerned. Any change of the settlement pattern thus makes the

pattern unbalanced (and could bring) feelings of discomfort among members of the community" (p.15). This means that a disturbance of a community's settlement pattern will tend to disturb the existing social order and thus encourage its members to move. And this movement is to be accompanied by resettling them. This is known as resettlement.

This movement is usually arranged in phases which could be summarised as follows: it is termed the resettlement planning process.

First thing is the demarcation of the affected areas. This is a technical activity which involves the extent of the area, or the reservoir and the date of commencement of actual construction.

Secondly, we carry out a socio-economic survey of the affected population. This means a detailed survey by households to determine the size, age, gender, primary and secondary activities of the people, their possessions, the kinship network, their religious beliefs and future preferences for settlement.

Thirdly, a selection of the resettlement site is done. This is based on a very careful study of alternative site to determine soil and water conditions; to determine the most suitable locations for farming, resettlement, recreation, etc.

Next comes the valuation of the affected property

which is a survey to determine the affected property like farmlands, economic trees, etc.; costing them and registering them.

Fifth is the acquisition of the affected property by government. This should be done legally especially in other parts of the world. Here in Nigeria, the landuse decree vests all lands with the Federal government.

Finally, compensation is paid for purposes of resettlement. This should determine, for instance, who gets compensation for land, crops, buildings, etc. Compensation is dependent on the alternatives presented to the people. It is important to make allowances for last-minute change of mind.

After these processes have been carried out, the actual planning and execution of resettlement is embarked upon. Here, we are talking of planning the new settlement taking into consideration location of village and town sites, settlement size and the provision of services and provision of housing which must be adequate. Planning is closely followed by the actual evacuation of the people from their old sites to new settlements. The villagers should be aware when and how evacuation is to be carried out. Administration of the new settlement as well as the establishment of programme of social adjustment are equally important.

There is need - a very great need indeed - to adhere strictly to this outline. If any of these stages is violated, it has serious repercussions on the resettlement exercise.

This review is to illustrate the enormous amount of work involved in the resettlement of people. A careful planning and execution is, therefore, needed to avoid relocations turning out to be exercises in futility. The government must ensure that adequate arrangements prior to the actual movements are made to enhance a smooth operation of the scheme.

2.2 RESETTLEMENT EFFECTS - CASE STUDIES

Since rural communities undergoing compulsory resettlement respond the same fashion irrespective of their socio-cultural background or of the policy of resettlement authorities involved, a review is made of both the findings reported here in Africa and those reported outside Africa deemed relevant to the African setting. As was pointed out previously, most studies on relocation of populations in Africa have been undertaken by anthropologists. They have come up with a number of problems facing the displaced rural people in their new environments. Their findings (and others) are summarised under the effects of relocation programmes (positive and negative) treated below.

2.2.1 AFRICA:- Negative Effects of Relocation

In a study of population relocation following the creation of Kariba dam in East Africa, Brokensha and Scudder (1968) reported that one of the main problems had been food shortage. The affected people relied on government and relief agencies for support for a long period of time. Another problem was that farmers experienced problems of land shortage and land clearance. In most cases, land clearance took them as much as two years to accomplish. Relocation also brought about a rise in mortality and morbidity rates.

Scudder and Colson (1972) in another study of the same project, reported poor soil quality and a consequent loss of cash crops especially tobacco; losses in livestock; and loss of earnings from labour migrations.

Scudder (1976), again, reported problems of settler dependency. According to him, this was "one of the most intractable (problems) that accompanies forced removal since relocatees resist and resent removal" (p.48). The affected people heaped all blames on government for all difficulties associated with food shortage, land shortage, increased hardship and consequent dependence on food aid.

In Ghana, the Volta dam resettlement scheme brought problems of insecure livelihood, insufficient

farmland, and emigration of settlers in search of new farming opportunities. Chambers (1970); Kalitse (1973); Lumsden (1973); and Scudder (1976) all reported problems of poor water supply, sickness, absenteeism, inadequate compensation for crops lost and lack of established viable economic base for the new communities as well as inade uate provision of better health services.

Debelian (1972) also reported that the settlement of diverse ethnic groups within same area posed problems of socio-cultural integration.

In Egypt, the Aswan High Dam resettlement scheme brought about death of a large number of people after their arrival on the new site. People were also dissatisfied with their new houses (Fahim, 1974).

In another study, the same scheme was reported to have caused problems associated with the sharing and distribution of supplies (Fernea and Kennedy, 1966). Labour concentration on the dam soared food prices and caused acute, though temporary, shortages of food. The people were discontent and disillusioned by the fear of rapid depletion of cash reserves and (their) inability to secure their usual diet components.

In Sudan, the same project was reported to have resulted in the reduction of cultivation due to the

time lag between the treaty itself and the actual movement of the people (Shaw, 1967). This created the demand for food-stuffs and consequent rise in prices. There was also an increased indebtness among the affected people, and they had to sell off their animals to pay off these debts. They also paid with their compensations and their remittances. "The net effect of this was that people arrived at the new site with a reduced amount of capital for investment. --- Agricultural production in the new site was below estimated yields (due to) problems associated with adjustment from one farming system to another" (Voh, 1980, p.124). Absenteeism, nutritional deficiences as well as housing problems were equally reported.

Similar problems have been identified elsewhere.

2.2.2 NIGERIA: Negative Effects of Relocation

The Kainji dam resettlement scheme was beset with problems associated with changed physical environment and formation of new cultural relations. The land the people inherited was poor for farming and for settlement; deaths and poor maintenance of roads were also reported. Their new neighbours were reported to be too quarrelsome while the people were inaccessible to social amenities. The new political and administrative structure was also a problem (Oyedipe, 1973) as "villages and hamlets were not

merged to form greater economically more viable communities (and) no attempt was made to evolve a settlement pattern that would make the provision of amenities cheaper and more meaningful" (Aliyu, 1981:43).

Earlier in 1968, the Federal Ministry of Information had identified problems of accessibility to communication means and new farmland and that of adjustment to new environment. Wilson (1975) reported religious disorganisation among the affected people. According to him, among the people affected by the resettlement exercise, adherents to traditional religions have undergone and continue to undergo stress and disorientation as a result of having been forced to leave their shrines and sacred areas. The study further revealed that poor roads and isolation which made trading more demanding on the traders' time were additional problems encountered. The people equally expressed concern over water supply.

The Shiroro resettlement scheme, still in Nigeria, was reported to have "necessitated the displacement of some ten thousand (10,000) people who lived in villages and hamlets (and) their household belongings: shrines ---, animals and farmlands" were lost (Aliyu, 1981:44). Aliyu equally reported that people diverted monetary compensations to other businesses and that the settlement pattern so evolved was not

meaningful in terms of the provision of social amenities. In other words, people put up buildings as they wished.

The Bakolori dam construction succeeded in regrouping the affected villages and farmlands along the canal to make use of the irrigation water for their farmlands and in the process, an area of 3,285.35 h.a. of farmlands belonging to these villages was submerged by water (Narai, 1989; quoting Abu-Rimi, 1986). A total of about 14,000 people was affected by this scheme which also provided electricity to the people of North-east area of Nigeria.

2.2.3 Positive Effects of Resettlement: Africa and Nigeria

Resettlement activities, however, are not without positive results. These include innovations of all kinds. For instance, in the Kariba resettlement scheme, innovations included new irrigated farmlands and medical facilities for Zambians (Cole, 1971).

In Ivory Coast, enquiries and socio-economic surveys on resettlement showed a positive attitude of the people towards self-help. As Usman (1987) reported, "a new road to the lake was constructed (and) a new site for the village was chosen by the villagers" (p.72). The villages and houses were planned and community facilities were in the centre

of the village.

In the Sudan and Tanzania, such positive reports were equally given. In Tanzania where the people hitherto lived in the peripheral areas of the country, on the slopes of blocked mountains and volcanic cones, and in dispersed homesteads, the Ujaama resettlement scheme regrouped the rural people "into recognizable villages provided with social and economic amenities that would make life within them more attractive and productive", (McMaster; in Usman, 1987, ibid), thus achieving President Nyerere's aim of 'reaching the villages'.

Here, in Nigeria, projects similar to this (Ujaama villages) have been attempted in Kano, Bauchi and Kaduna States. This was based on two methodological approaches to model village building: regrouping and skeletal methods. In the former, smaller villages were made to existing larger ones. For instance, the Gokaru village was made to join up with Gada village - all in Bauchi State (Usman, 1987). In these places, the people were mobilized through the traditional authorities while the state government provided essential facilities and amenities: roads, water supply, et cetera; and the local governments paid compensation. The people then built their own houses. However, the setbacks of this scheme includes the use of concrete

(reinforced) walls and lintels, "by a group of people who were not familiar with it without any technical assistance from the experts" (Usman, 1987:71). There was also a report of poor sanitary facilities in the compounds - meaning, therefore, that the programme partially failed.

2.3 MODELS OF RESETTLEMENT EXERCISES IN NIGERIA

It might be important to highlight the models adopted by resettlement schemes in Nigeria.

In the Kainji resettlement scheme, different village-heads selected their new sites and the people were evacuated immediately after they have harvested their new crops so that there would not be any food shortages at the new site (Narai, 1989, quoting Oyedipe, 1983). The people received cash compensation on their huts, cash crops and economic trees. Some people were, however, resettled under the building compensation strategy and they moved into finished houses and were charged to provide kitchens and grannies (Adeniyi, 1976; in Narai, 1989; op. cit.).

In the case of the Bakolori resettlement scheme, the model adopted was that each family would build its own house while the resettling authority (the Sokoto-Rima Basin Development Authority (S.B.D.A.)) provided building materials of mud, water, zinc, nails, etc.

The Shiroro resettlement scheme, however, adopted a unique model. The people received cash compensation and new plots were allocated to each household on the new site. They then built their own houses, to their tastes and convenience. This model was adopted in the initial stages of resettlement in the Federal Capital Territory (F.C.T.) during the resettlement of Karu people (Narai, 1989). The resettling authority (F.C.D.A.) paid the people through their parent states. As earlier mentioned, this model was later discarded because of the enormous cost involved.

The detailed review above was to illustrate the curses and benefits of resettlement schemes. Both local and international case studies were reviewed and in all cases, serious logistic as well as adaptive problems were made manifest. There is need, therefore, to understand these problems such that they are avoided in the scheme under study.

From a study of resettlement schemes elsewhere, we learn to "avoid causes of their failures and improve on those aspects that have contributed to their successes" (Usman, 1987:66). This is the task before this work. The F.C.T. resettlement scheme is such an important national project that careful planning and implementation is very necessary.

CHAPTER THREE

THE STUDY AREA

3.1 INTRODUCTION

The Federal Capital Territory, Abuja was created by Decree No. 6 of 1976. The Decree also established the Federal Capital Development Authority (F.C.D.A.) as the Federal Government Agency responsible for the design, construction and administration of the territory.

The territory, located at the centre of Nigeria, covers an area of (8,000km^2) eight thousand square kilometres. This central location of the territory, therefore, makes accessibility very easy from all parts of the country and, indeed from all parts of Africa. On the eastern fringes of the territory is to be found an area of 256km^2 (two hundred and fifty six square kilometres); three percent (3%) of the territory's land area; which constitutes the Federal Capital City (F.C.C.) proper. At full development, the city is expected to have a total population of 3.2 million people.

The remaining 97% (an area of (7,744km^2) seven thousand, seven hundred and forty-four square kilometres)) of the territory's total land area constitutes the city's regional component to be

utilized for other services such as the development of agriculture to support the population of the city and the development of satellite towns to absorb the excess population from the city.

3.2 HISTORY

The peripheral location of Lagos coupled with its dual role as Federal and Lagos State Capital necessitated the need for the relocation of the Federal Capital at Abuja. This idea to change the Federal Capital of Nigeria gained the support and acceptance of the majority of the country's populace in the mid-1970s when the dual role of Lagos as the Federal and Lagos state capital as well as the major seaport and industrial/commercial centre of Nigeria was threatening to grind to a halt the social and economic life of the city. This situation deteriorated at the end of the civil war which was followed by the oil boom of the early 70s. This led to an unprecedented influx of people into Lagos, which was not matched with corresponding increase in the level of urban infrastructural facilities and services. The city was overburdened and its facilities were stretched to breaking points. The result was largely manifested in over-population, traffic congestion, shortage of residential building (housing),growth of slums and a general high cost of living. All efforts by both the Federal and Lagos state governments to remedy the situation all proved

unsuccessful.

It was this sad situation that spurred the government of Late General Murtala Ramat Mohammed to set up the Akinola Aguda Panel on 9th August, 1975 to look into the issue of relocating the Federal Capital from Lagos, among other terms.

In a report published some months later, the committee was convinced "that the economic and social costs of retaining Lagos as the Federal Capital would, in the long run, far exceed the cost of building a brand new capital in a virgin land", (FCDA, 1990:8). The panel also considered a centrally located Federal Capital easily accessible from all parts of the country by any means of transportation, to facilitate the administration of the country, serve for unity and be less vulnerable to external aggression (especially from the sea as would have been the case in Lagos).

The panel also held that the creation of a Federal Capital strictly under the control of the federal government would eliminate or, at least, greatly minimize conflicts between the centre and the periphery.

Finally, "it was felt that a Federal Capital in a politically neutral area of the country with adequate space for expansion would serve as a national focus from which development could radiate to all parts of

the country" (ibid).

In view of these considerations, the panel did not hesitate to recommend that the Federal Capital be moved out of Lagos and be relocated in an area of (8,000km^2) eight thousand square kilometres south of present-day Suleja in Niger State. This was accepted by the Federal Government and, consequently, the Federal Capital Territory of Abuja was born on 4th February, 1976 (see Figure 3.1).

3.3 LOCATION

The Federal Capital Territory of Abuja, centrally located at the geographic centre of Nigeria, lies between latitudes 8°25'N and 9°20'N and longitudes 6°45'E and 7°39'E; occupying an area of eight thousand square kilometres (8,000km^2). This makes the territory to have assumed almost the shape of a square. The territory was created out of three states - present-day Niger, Plateau and then Kwara (now Kogi) states. As such, the territory is bounded by four known states today - Kaduna to the North, Kogi to the south, Plateau to the east and Niger to the west. The area is a region of relatively low population density (belonging to the low-population density states of the Middle Belt (see Figure 3.2 and 3.3).

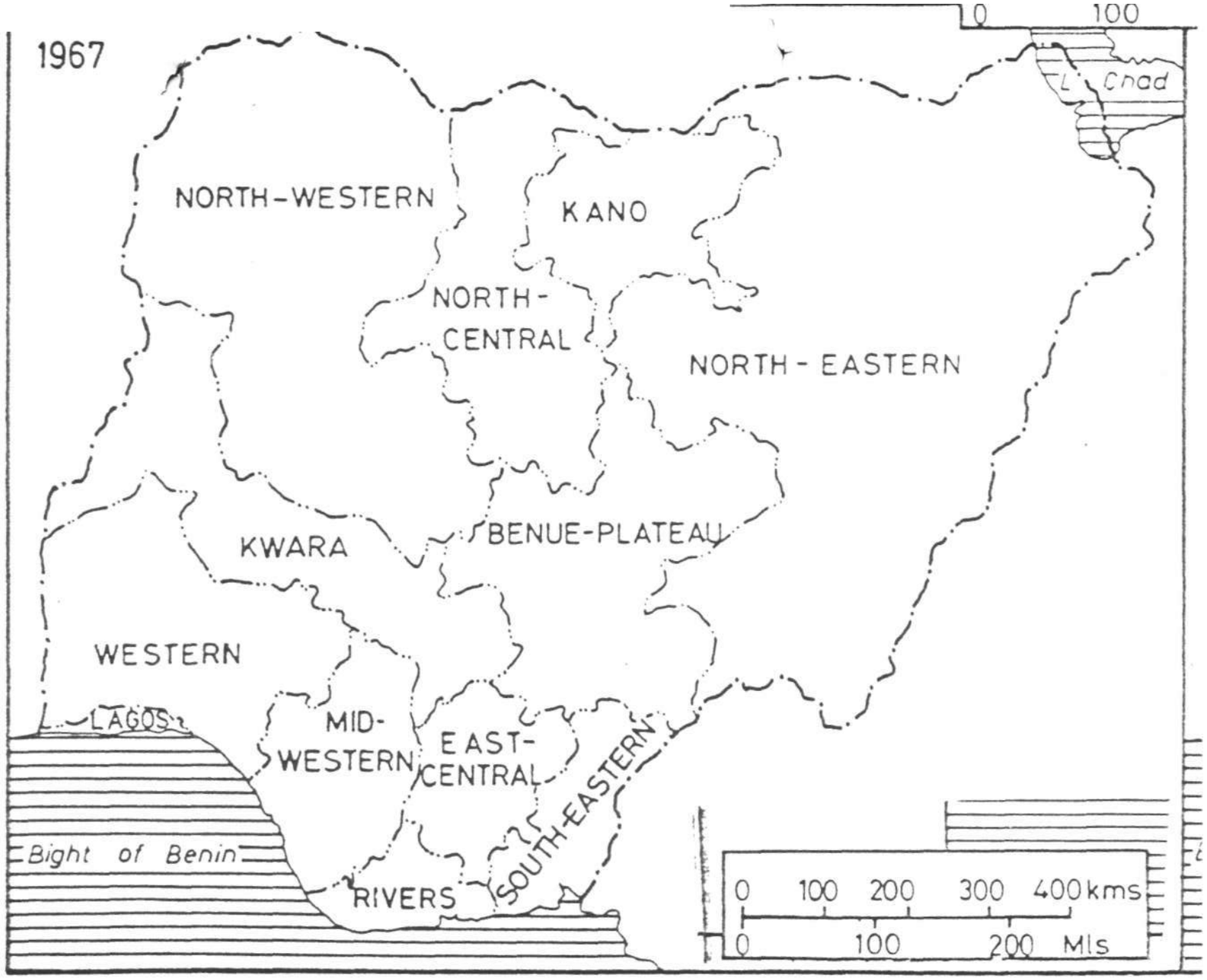
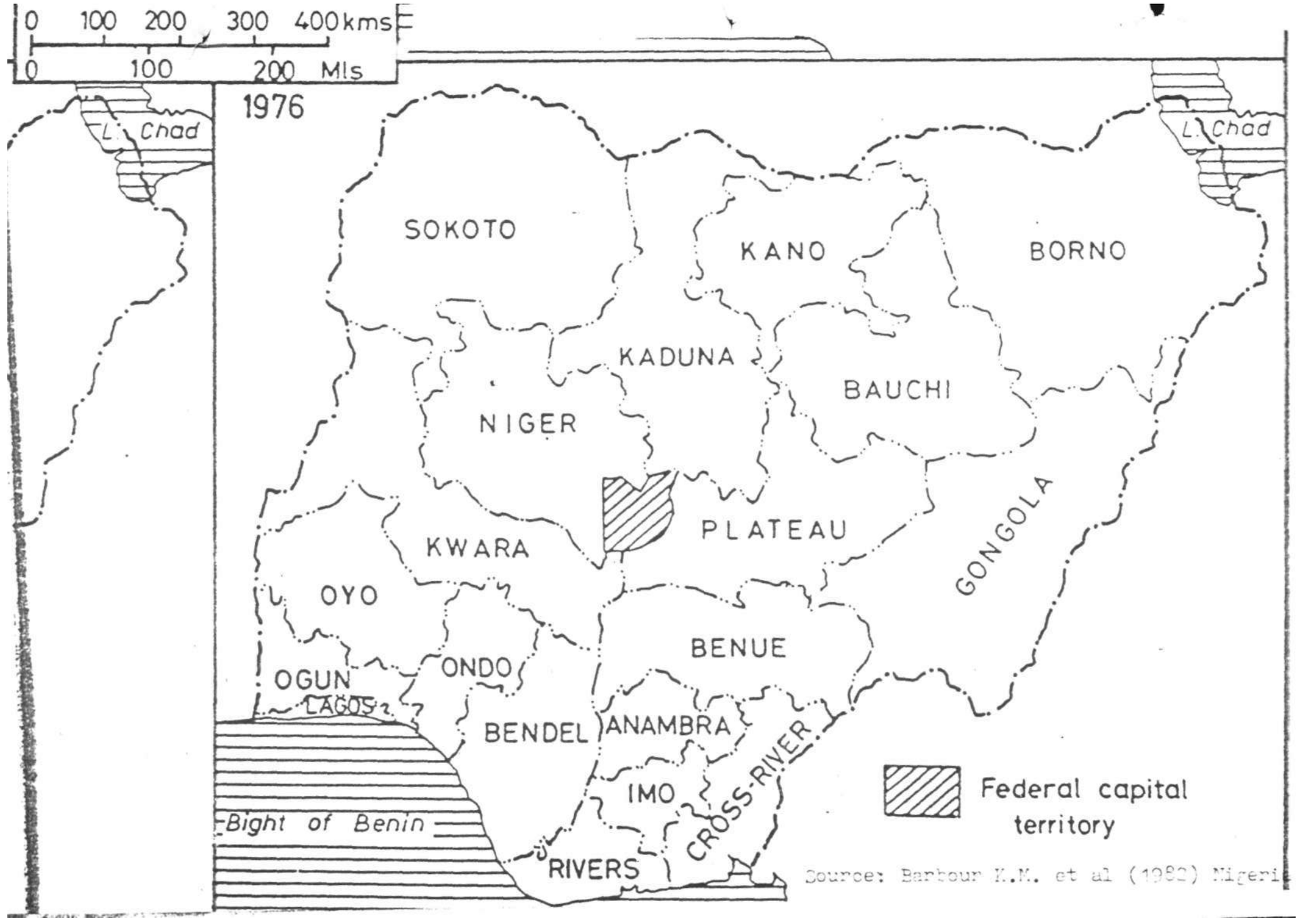


Fig. 3.1. Nigeria before the creation of the F.C.T.

Source: Barbour K.M. et. al. (1982), Nigeria in Maps.


0 100 200 300 400kms
0 100 200 Mls
1976
L. Chad
L. Chad
SOKOTO
KANO
BORNO
KADUNA
BAUCHI
NIGER
PLATEAU
GONGOLA
KWARA
OYO
BENUE
ONDO
OGUN
LAGOS
BENDEL
ANAMBRA
IMO
CROSS-RIVER
RIVERS
Bight of Benin
Federal capital territory
Source: Barbour K.M. et al (1982) Nigeri

3.4 GOVERNMENT/POLITICAL SETTING

As was noted earlier, the Federal Capital Development Authority (FCDA) is the body responsible for the development of the Federal Capital Territory, Abuja. The institution came into being immediately the territory was created and since then, it has been responsible for the day to day administration of the territory. It has under its umbrella so many departments as to constitute a mini Federal government.

The function of the F.C.D.A. is to carry out a simultaneous physical development of the Federal Capital City (F.C.C.) and its regional component and a general administration of the territory. This it has been doing through its Directors-General (past and present) and the numerous Directors who head individual departments. The Directors are assisted by many Deputy Directors (DDs) and Assistant Directors (ADs).

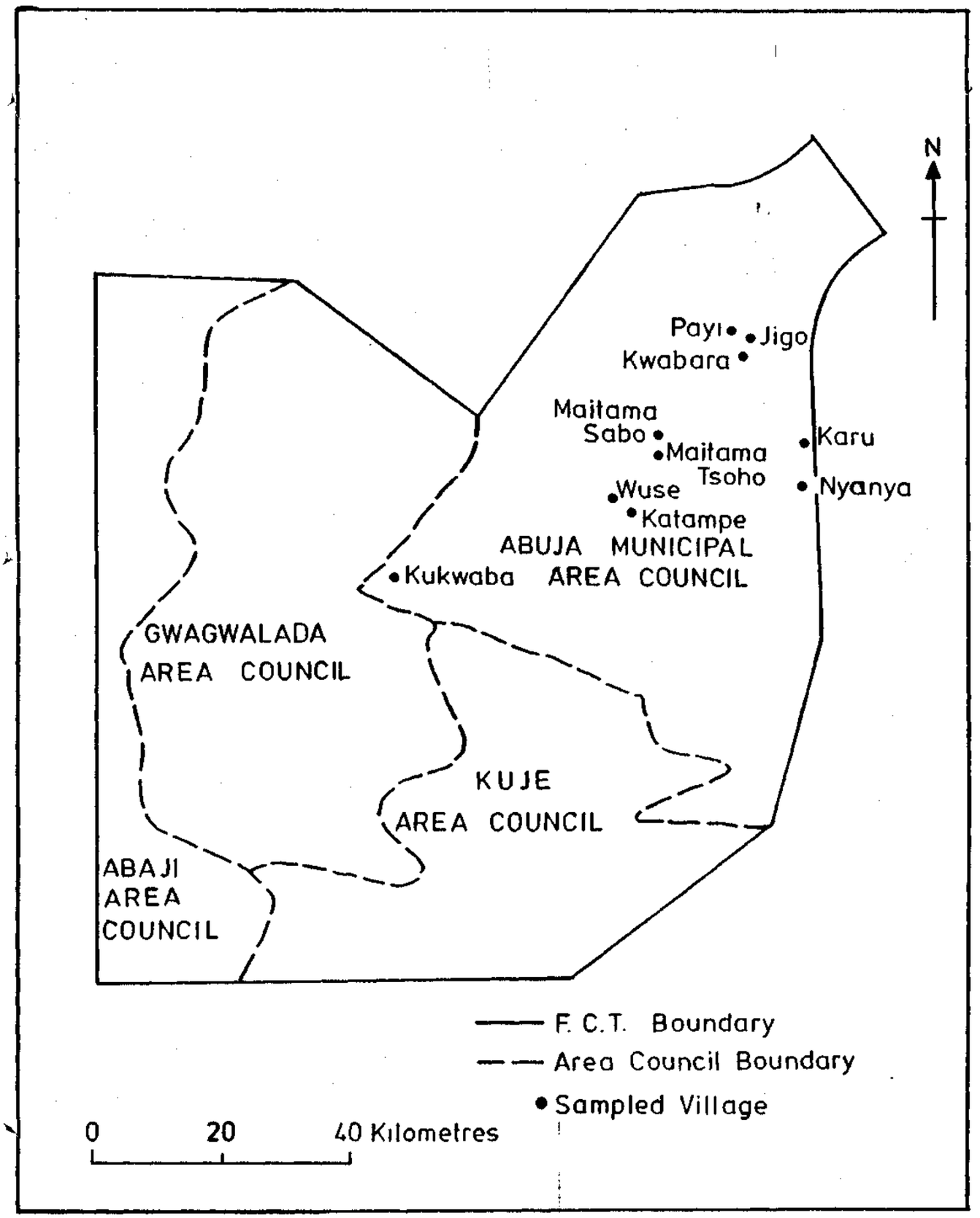
The FCDA, however, is not responsible for the administration of the Local Government Areas (or Area Councils as they are called). The four Area Councils are run by Deputy Mayors who receive direct grants from the Federal Government just like Local Government Areas. Today's Area Councils emerged from nine former development areas which were abolished in 1985. Today, these four Area Councils exist side by side with five development areas of

Yaba, Karshi, Bwari, Kwali and Rubochi. The development areas are run by secretaries who are responsible to the Deputy Mayor of the parent Area Council. The territory, of course, is headed by a Minister.

It is planned that the FCDA will be scrapped once the F.C.T. is fully developed and its staff shared to parent ministries of the Federal Government. It is equally being planned that the FCT will be headed by a Mayor who will be independent of the Federal Government (the President) come the 3rd Republic. He will then be in charge of the general day-to-day business of the territory as well as looking after the Area Councils. The post of the Director-General (DG) of the FCT is expected to be abolished then. The detailed decree to this effect where everything will be spelt out clearly is still being awaited, however (see Figures 3.3 and 3.4).

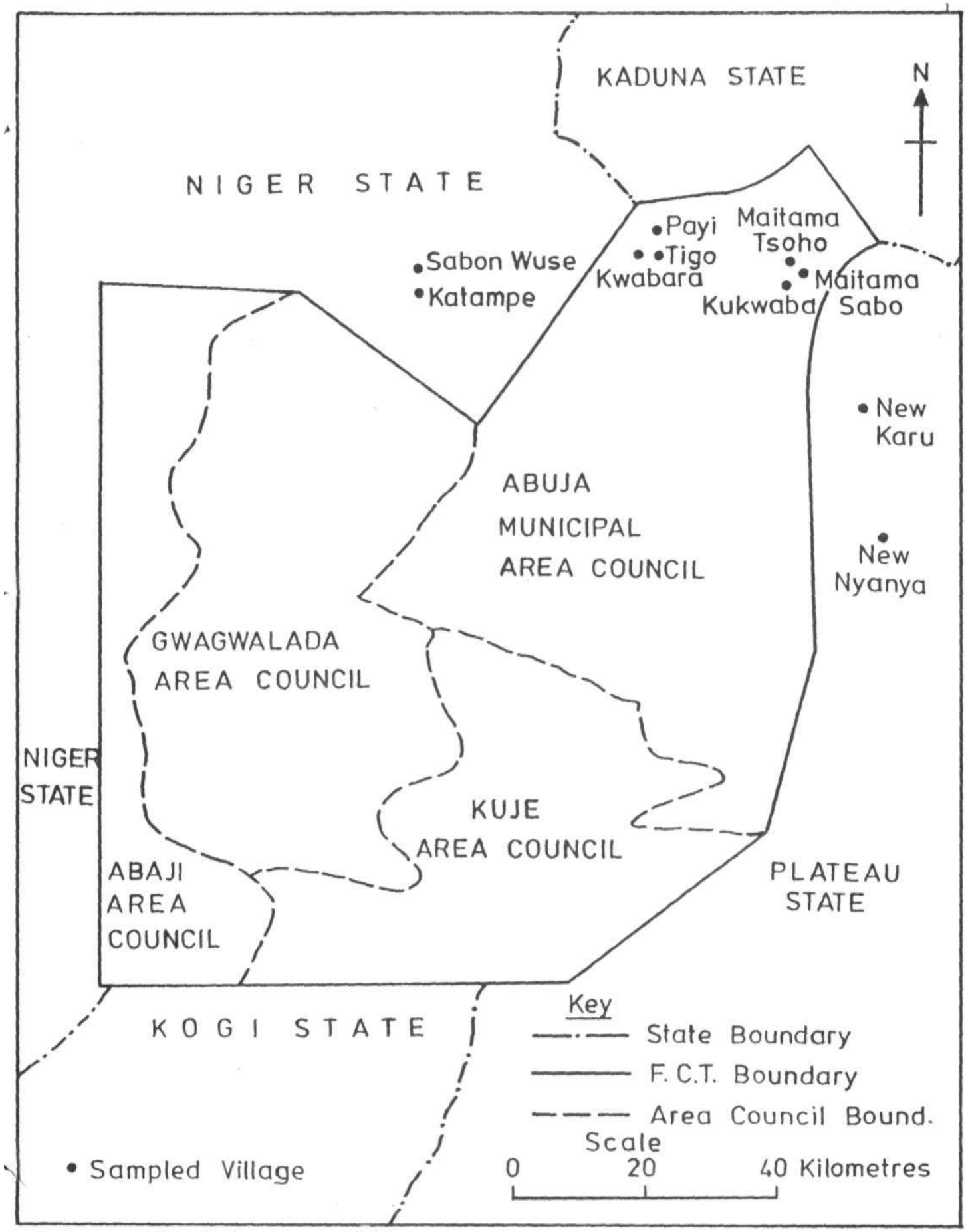
3.5 PHYSICAL SETTING

The Federal Capital Territory is traversed by one major river - the River Gurara - which is a tributary of the R. Niger. It traverses the territory from north to south forming a flood plain at the extreme south-west corner. The flood-plain and its adjoining areas form the lowest elevations in the Federal Capital Territory. Here, the land rises only 70 metres above sea level. From here, the land



Source: Field Survey, 1992

FIG. 3·3 VILLAGES SAMPLED IN THEIR OLD SITES



Source: Field Survey, 1992

FIG. 3·4 VILLAGES IN THEIR PRESENT LOCATIONS

rises irregularly eastwards, northwards and north-westwards.

In the north-eastern part of the territory exist the highest points of the land. Here are to be found peaks of over 700 metres above sea level. There are ranges or clusters of hills which form beautiful sceneries. The most prominent of these are the Gawu range of hills in the North-west, the Gurfata range in the South-west of Suleja, the Bwari-Aso range in the North-east, the Idon-Kasa range in the North-west of Kuje, and the Wuna range in the north-west of Gwagwalada. The Zuma Rock stands out clearly on its own as the most conspicuous inselberg in the territory.

The inselberg landscape and extensive plains (found inbetween hills) dominate the other parts of the Federal Capital Territory. The major plains are the Gwagwa plains, the Iku-Gurara plains, the Bobo plains and the Rubochi plains. The Gwagwa plains is the site for the Federal Capital City (F.C.C.). The plains altogether make up about twenty-five (25%) percent of the FCT.

3.6 CLIMATE

3.6.1 Temperature

It is generally known that Nigeria experiences two major seasons of rainy and dry. The dry season,

as the name suggests is a period of dryness - a period of high temperatures. The Federal Capital Territory experiences its highest temperatures during this period. The months of the dry season are generally cloudless and temperatures may rise as high as 37°C especially in March. The diurnal range of temperature during this period could be as high as 17°C which drops to about 7°C between July and August. This drop in temperature during the rainy season is a result of dense cloud cover.

3.6.2 Rainfall

The Federal Capital Territory experiences same conditions of rainfall with most southern states because of its location on the windward slope of the Jos Plateau. As such, there is a general increase in the total amount of rainfall from the north to the south of the territory rather than the usual decrease which is characteristic of the entire c country. The F.C.T., therefore, has more rains than areas on the same latitude or even areas on lower latitudes, e.g., Makurdi, Ibadan.

Rainfall starts in March in the South and in April in the North and ends around November and October respectively in both locations. The duration of the rainfall, therefore, varies: from barely eight months in the South to eight months plus in the north. The intensity of the rainfall, again,

varies. Areas around Garki have up to 1632mm of rain while areas in Abaji and environs have merely 1150mm of total annual rainfall.

The frequent occurrence of linesqualls in the FCT is another noteworthy phenomenon. It comes with dense, dark cumulonimbus clouds associated with thunder and lightening and followed by strong winds and rainfall of very high intensity which may last up to half an hour. This is usually followed by drizzles of several hours duration. This condition is then replaced by a few days of bright clear skies.

The influence of the inselberg landscape on rainfall is equally noted. The inselbergs usually trigger off conventional activity leading to relief rainfall in the immediate surroundings.

3.6.3 Humidity

The Federal Capital Territory records relative humidity of some 20% in the afternoons during dry season in the more northerly elevated parts. In the extreme south, especially in the areas close to the Niger-Benue trough, about 30% is recorded. This low level of relative humidity coupled with the high afternoon temperatures account for the dessicating effects of the dry season which is also marked by the presence of the harmattan dust haze. During the rainy season, relative humidity in the afternoons rises to about 50% everywhere in the territory.

3.6.4 Sunshine/Cloud Cover

Sunshine hours in the FCT increases from the south to the north. The territory records about 12,500 hours of sunshine per annum. During dry season, monthly variation in the amount of sunshine follows the general trend of increase from 275 hours. On the onset of the rainy season, cloudiness reduces sunshine hours drastically which becomes more intense as the rainy season progresses. The lowest sunshine hours are recorded in August.

3.6.5 Wind

The Federal Capital Territory is traversed by two major airmasses - the Tropical Maritime Airmass (mT) and the Tropical Continental airmass (cT). The warm, moist mT airmass, formed over the Atlantic ocean, moves inland in a south-west to north-east direction, while the cT, warm and dry and originating from the Sahara desert, blows in the opposite direction of North-east to south-west. The interaction of these two airmasses, therefore, determines the intensity and duration of the wet and dry seasons in the FCT.

3.7 VEGETATION

The Federal Capital Territory belongs to the guinea savanna zone, in the main. However, there are pockets of rainforest, wooded savanna, park

vegetation and scrubland. This reflects the full transitional nature of the territory, lying between the southern forest and the northern grassland. The vegetation consists of a discontinuous canopy of shrub and grass. The tree stratum is less dense than in wooded savanna.

The park savanna has a thick, tall grass layer which consists of different species and a shrub layer. The shrub vegetation occurs on undulating and more level terrain and comprises of shrubs, grasses and a few, scattered trees.

The wooded savanna is found on steeper slopes in isolated stands and comprises of a thin continuous canopy of fire-resistant species, a shrub and a herb layer. It is only found in a few locations and vary from one location to another.

A thin stretch of the rainforest belt is identifiable along river courses. For instance, the Gurara course around Yaba is well covered with a thick dense forest. Other rivers have their banks covered with some form of the rainforest. The forests vary from high forest to a mixture of wood lands, gallery forests and dense thickets (Mabogunje, 1977).

3.8 SOIL

The basement complex rocks form the base of

soils in the FCT. Sedimentary rocks (mainly sandstone) equally make the parent material. Weathered sedimentary rocks determine the form of the soils. Factors such as topography, vegetation and climate determine the soils' morphology. Most soils in the FCT are stoney, acidic, sandy and of shallow depth. The soils could be divided into three (3) based on textural composition and the nature of the parent material:

i) Hilly Soils: Occur on rock outcrops, escarpments and inselbergs and are generally well-drained, shallow, with a few outcrops of iron-pan. Texturally, it is gravelly sand and, in a few places, sandy loam.

ii) Shallow Soils: Underlie the hills on the eastern part of the territory (Zuma-Aso-Pwari). They are equally found on the west. They are associated with medium and small outcrops of iron-pan which occur as sheets of interfluves and as scarps above stream channels. They are equally seen as low mesas. The texture is generally that of stoney, gravelly sand and, sometimes, sandy clay-loam.

iii) Plain-Area Soils: Underlieing most of the FCT, the soils are deep and generally well-drained and have low/moderate erodibility and runoff potential. Iron-pan is not found everywhere and

where it occurs, it outcrops as sheets on interfluves, middle slopes and crests of hills and as scarps on lower slopes. They are typically loamy sand and sandy clay-loam soils.

3.9 HUMAN CHARACTERISTICS/POPULATION

By any standard, the Federal Capital Territory, Abuja, is relatively a sparsely populated area. Though there was no reliable documented information on population of the FCT prior to thecreation of the territory, it was estimated to have only 9 persons/km^2 in 1952 which rose to about 14 persons/km^2 in 1963. The total population for the area as at 1963 was put at 109,000. Indeed, this low population density was one of the factors which influenced the choice of the area as the Federal Capital Territory. The territory, again, was estimated to have 125,000 people in 1977.

Since 1980, however, when physical development of the territory commenced, it has been witnessing large streams of migrants such that the population has started to rise. According to the 1991 population census, the Federal Capital Territory, Abuja has a population of 456,685 people. This demonstrates the extent of the influx of people into the territory during the recent times. This pattern of migration trends are likely to continue in the foreseeable future having regard to the recent movement of the

seat of the Federal Government from Lagos to Abuja. Other Ministries which have not moved and did not move with the presidency are expected to follow suit immediately plans are concluded for them to move.

It might be important to note that the Federal Capital Territory is expected to have an ultimate population size of 3.2 million people at full development broken down as follows: 230,000 people for phase I, 585,000 for phase II, 640,000 for phase III and 1.7 million for phase IV. According to the Master Plan (for the development of the city), phases I and II were expected to be completed by 1986, but this target date could not be met due to "the magnitude of work and the financial and human resources needed for the development of the city" (FCDA, 1990:12).

Now that the city is still in its 1st and 2nd stages/phases of development, it could be rightly said from above that it is still far from meeting the target population projected for phases I and II judging from the census figure quoted above.

In terms of age-sex ratio and ethnic composition of the population, these are not known because they were not given in the provisional census figures released early this year. However, it might be inferred that the males are more than the females judging from the fact that majority of workers

moving from Lagos are males and that the number employed by the construction companies are mostly males. The children are, again expected to be more than the adults following the composition of the population of most third-world countries like Nigeria. The ethnic composition of the population could not be inferred as almost all ethnic groups in the country move to the FCT in search of greener pastures.

3.10 OPPORTUNITIES AND PROBLEMS OF NEW CAPITAL

Abuja's central position and other favourable factors influenced its choice as Nigeria's new capital city. The city before now was a sparsely populated area and its inhabitants were mostly farmers. Today, however, the people are found in diverse fields - civil service, construction, business, and so on. Those who are still farmers now enjoy higher prices and a larger market for their products. The area has, again, been opened up through access roads. Inspite of these benefits, however, the inhabitants have lost much of their farmlands to construction activities. They have equally adopted modern city life and its attendant vices: increased transport fares, pick-pocketing, robbery, prostitution, etc. These factors are discussed further in chapter five.

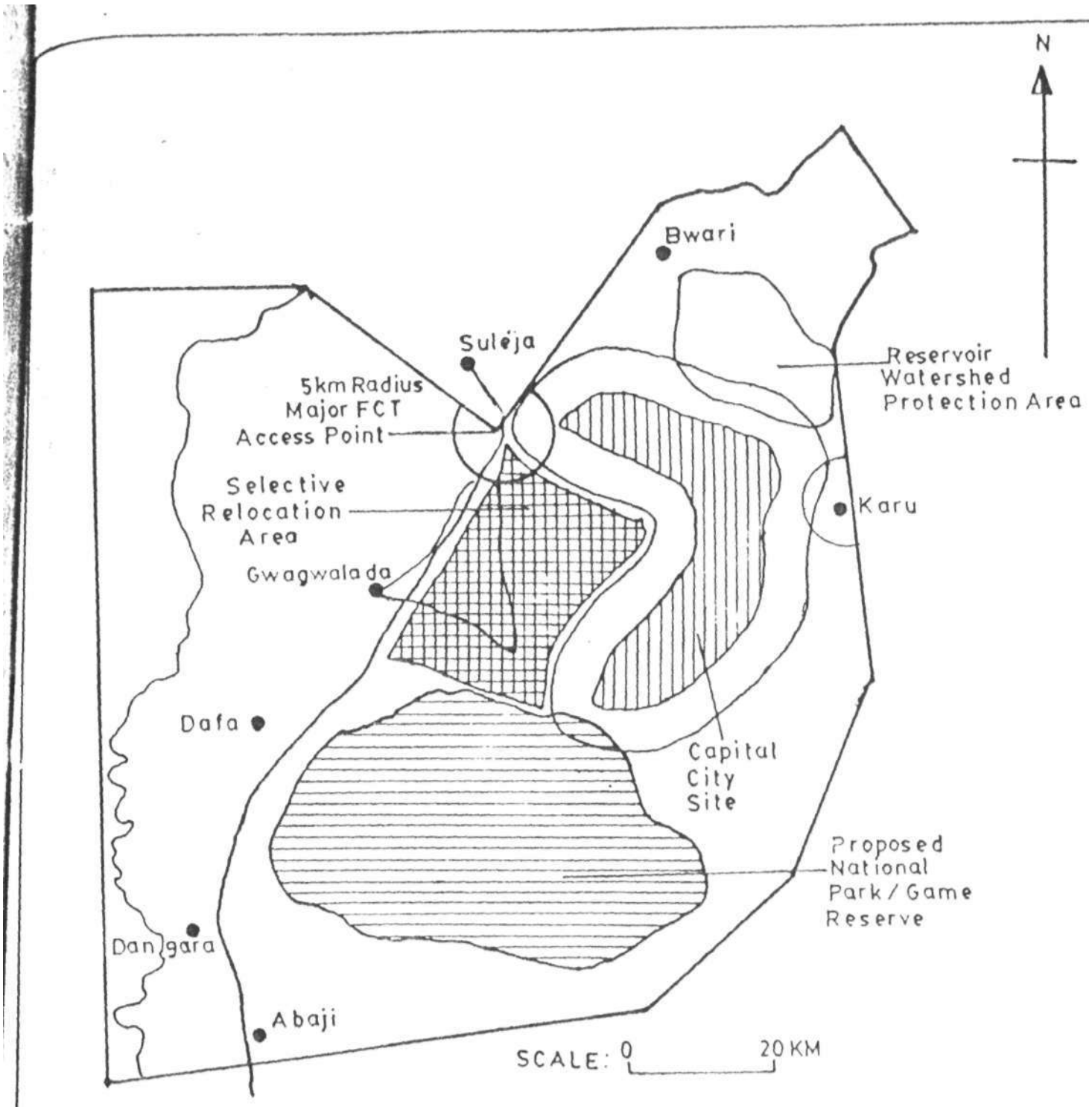


FIG 3.5 RELOCATION AREAS IN FCT

Source: The Master Plan For Abuja, 1979
Fieldwork, 1998

CHAPTER FOUR

ANALYSIS OF DATA

The building of the new Federal Capital, Abuja, involved regrouping of many small and scattered hamlets and villages into new, larger and more compact settlements to give way for the new town, especially in priority areas. In this chapter, we shall examine the effects of this relocation exercise on the various aspects of the life of the people who are directly affected by it.

4.1 ECONOMIC EFFECTS OF RELOCATION

4.1.1 Income

Farming is the major economic activity and, therefore, the main source of income of the inhabitants of the Federal Capital Territory even after the creation of the new town. Relocation, therefore, has had a profound effect on this activity in terms of hecterage under cultivation and output. And these, no doubt, have a cumulative effect on the income of the inhabitants.

Though almost all the respondents (80%) agree that they have been having higher output from the farm since their coming to the new sites, half the number of the people sampled (50%) believe that their incomes had greatly declined since this period.

Their reasons for this decline in income include non-availability of farmland, infertile land and consequent poor harvests and lack of modern inputs. However, they all agree that they now receive higher prices for their products. This should be expected in an area where thousands of people flood in every-day,, in an economy experiencing acute inflationery trends.

Our survey shows that there has been a general upward shift in income among some of the relocated people while some others experienced a decline from higher to lower incomes since their movement to the new sites. These are summarised in Table 4.2 below.

Table 4.2. Income Structure (Monthly)

Income Level	Number of Individuals			
	Pre-re-location	%	Post-re-location	%
Below N200.00	20	10	0	0
N200.00-N500.00	60	30	40	20
N500.00-N1000.00	100	50	120	60
Over N1000.00	20	10	40	20
Total	200	100	200	100

Source: Field Survey, 1992.

4.1.2 Farming

As farming is noted to be the major income earner for the citizens of the FCT, the creation of

the territory and the consequent relocation of the people from their original homes has really affected this single activity. As might be expected, the relocatees singled out lack of farmland as the major problem facing farming activities in their new sites. Almost all respondents surveyed (92.0%) pointed out that they could not get enough land to farm and as such had smaller land holdings than before they were relocated. The few of them (about 8.0%) who believed that farmland was not their problem only moved their settlements to the new sites while they maintained their farms in the original settlements. This few are in areas where relocation has taken place but the actual development of the land has not commenced. For instance, old Maitama and parts of old Nyanya and Karu.

Another significant effect of the relocation exercise on farming is the lack of and non-use of improved farm implements and fertilizer technology. Our survey, as could be deduced from Table 4.1 below, shows that the farmers made little use of tractors and other modern farm machinery because they were not available to them. They were worst hit by lack of fertilizers and improved seedlings. This factor, however, may not be peculiar to the relocated people of the FCT as people in other areas were known to be facing similar problems.

Table 4.1: Use of Modern Farm Technology.

Inputs	No. of Farmers			% of Farmers		
	Using	Not using	Total	Using	Not using	Total
Fertilizer	15	185	200	7.5	92.5	100
Tractors	40	160	200	20.0	80.0	100
Improved seeds	80	120	200	40.0	60.0	100
Chemicals	32	168	200	16.0	84.0	100
Other inputs	8	192	200	4.0	96.0	100
				87.5 (17.6)	412.5 (83.4)	500 (100)

Source: Field Survey, 1992.

The table above (Table 4.1) shows that only small proportions of the sampled relocatees used the different farming technologies on their farms. For example, only 17.6% of them used technology of any sort while the rest (83.4%) did not use any. These people did not use them because they were not made available to them.

Another aspect of farming effects looked into by the survey is farm output. A great proportion of the people (80.0%) sampled agreed that they harvested more crops from their new sites and on smaller land areas than in their previous locations. This they attributed to the rawness of the land acquired on the new sites. The land has not lost much of its nutrient. Those who said that they did not harvest

more crops from their new sites compared to the old farmlands attributed this to the poor state of the soil. The soil is infertile and there was no fertilizer to restore fertility.

However, a greater proportion of them (85.0%) agreed that farming in the new site is more profitable, probably because of the higher prices offered them for their products. This proportion, again, believed the opportunities for marketing of and trading in farm products in the new sites is better than in the old sites.

4.1.3 Employment/Occupational Structure

As was pointed out earlier, farming remains the dominant economic activity of the people of the FCT. Before the creation of the FCT, the people engaged solely in farming with little time spared for trading business but the creation of the FCT has actually brought about opportunities for other activities apart from farming. Today, the people are not only found in the civil service, they are found in the construction industry as well as trading and local craft technology.

From our survey, about 30% of the household heads studied were engaged in civil service work as well as farming. In other words, farming has become a secondary activity for them. The next 50% were still depending solely on farming for livelihood. The

remaining 20% were found in local crafts, petit trading and in construction. This is against the situation about 1980 when, it was reported, that about 84.0% of the inhabitants of the FCT were only farmers (FCDA, 1990).

The change in occupational structure cannot be overemphasized. The FCT has brought with it a number of Federal Ministries from Lagos (now ten) and the creation of Area Councils. These are areas that people can find employment. Again, a number of construction companies have come to build the city of Abuja and they offer a number of casual/permanent jobs to the inhabitants. The people covered in the study said they never had the opportunities of visiting these establishments while they were in their old sites. Many of them said their movement to the new sites had really opened their eyes to many opportunities that abound in their area. As such, some have embraced civil service job especially those that are literate to some extent. Others have found jobs in the construction companies as casual workers. A larger threshold has enabled others to engage in the sale of consumer goods as well as manufacture of local products. Pottery, mat and basket making are important activities in these areas. A breakdown of the occupational structure of the sampled population is presented in Table 4.3

Table 4.3. Occupational Structure.

Occupation	Pre-relocation		Post-relocation	
	No. Engaged	%	No. Engaged	%
Farming	168	84.0	100	50.0
Trading	10	5.0	18	9.0
Civil service	4	2.0	60	30.0
Local craft	16	8.0	14	7.0
Construction	2	1.0	8	4.0
Total	200	100.0	200	100.0

Source: Field Survey, 1992.

4.2 EFFECTS OF RELOCATION ON INFRASTRUCTURAL DEVELOPMENT

Rural infrastructures constitute the basic necessities of life provided for the welfare of the majority rural dwellers. They help in accelerating and intensifying agricultural and rural development. The importance of rural infrastructure in this regard was even made manifest in the 3rd National Development Plan when it laid emphasis on increasing "rural productivity and income, diversify(ing) rural economy, enhance(ing) the quality of life in the rural areas (and) raising agricultural production --- through the provision of the basic social amenities such as health centres, pipeborne water, feeder roads and electricity" (3rd National Development Plan, 1975-80:92). This is in addition to raising

agricultural production in the rural areas.

So the study looked into these areas of rural development to determine the extent to which relocation to new sites has influenced the provision of these basic amenities in the new settlements. Four basic areas of rural transportation, water supply, electricity and housing were looked into.

4.2.1 Housing

As was pointed out earlier, two models were employed in the FCT resettlement programme. In the first, people were paid compensation in cash for buildings, economic trees, farmlands and other landed properties while they built their own houses, established new farmlands and economic trees in their new sites. This was the initial method adopted. The second method involves building houses for the displaced people while they received little compensation to transport their household materials as well as for farmlands/economic trees. This method was adopted later in the program.

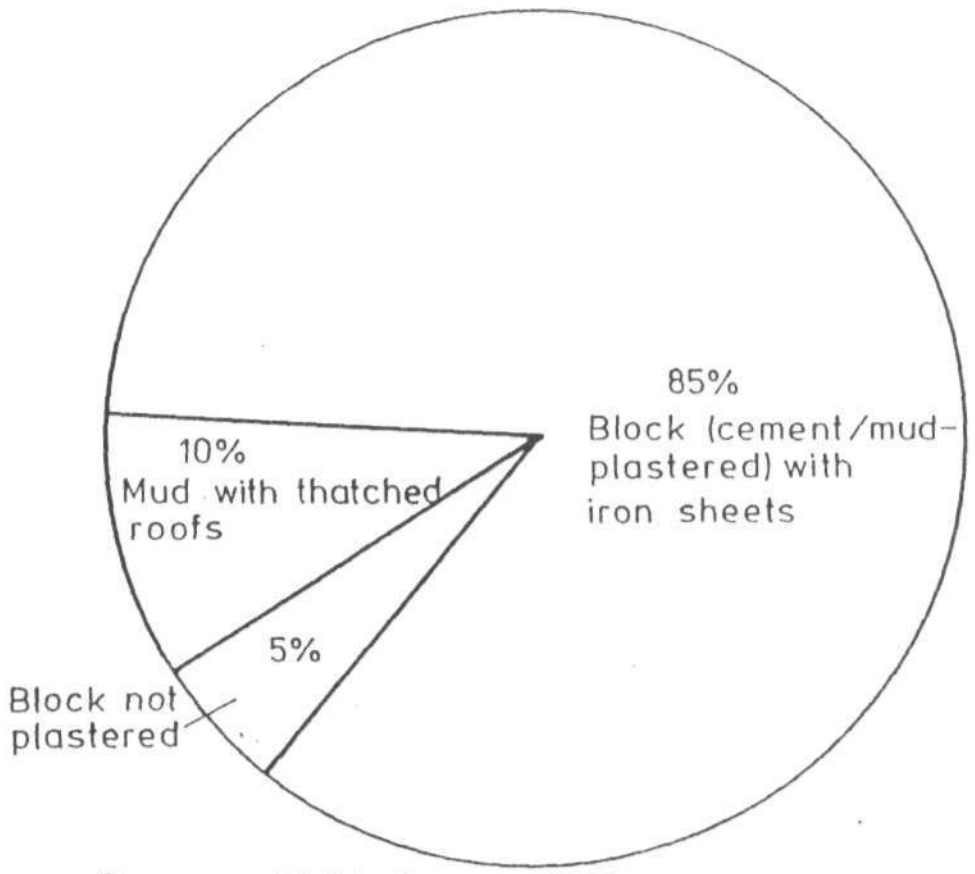
During the course of the survey, areas where the two methods were employed were all visited and in all of such areas, the people surveyed agreed that their pattern of housing as well as the types of houses have greatly changed. As farmers, they said they were living in mud-houses with thatched roofs (some with iron sheets) in their former settlements but when we

visited them, they were found in modern single storey, single family houses (especially in those areas where government built houses for the people). For instance, in Kubwa where the people of Kukwaba, Maitama Tsoho and Maitama Sabo were resettled, modern single family houses of two, three and four bedrooms constructed with brick and asbestos roofing sheets were observed. In new Karu, new Nyanya and Sabon Wuse, modern single family houses are fast springing up because of their proximity to the city centre.

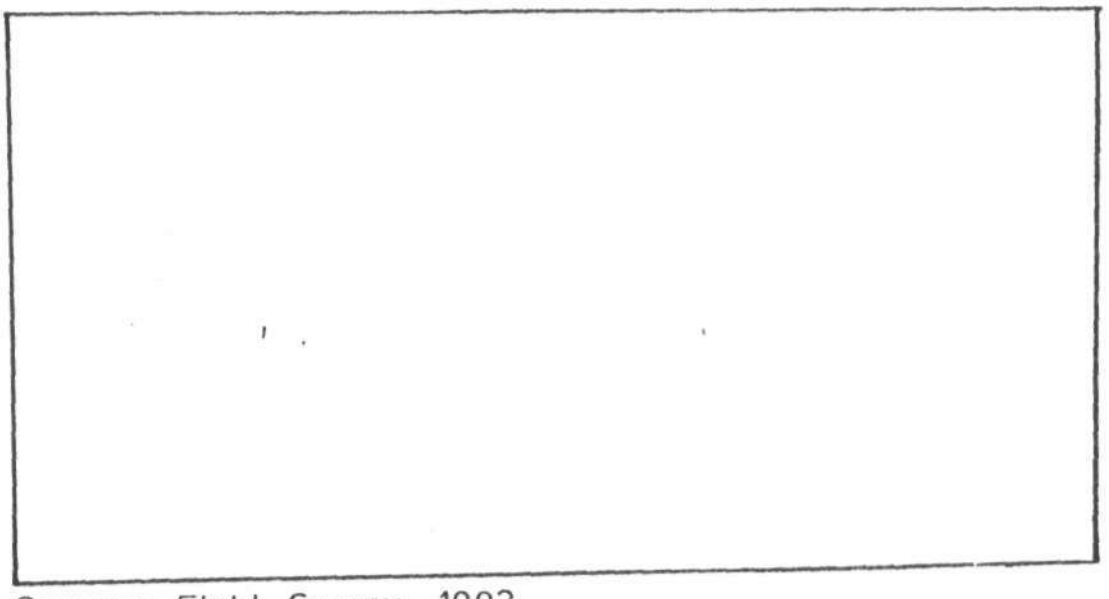
From our survey, about 85% of the people sampled lived in modern houses built of cement (or mud) block, plastered and roofed with iron sheets. The next 5% are those who have not plastered their houses or have not built them with cement blocks. The rest 10% lived in mud houses but with iron-sheet roofs. There were no respondents living in mud houses with thatched roofs except those who built their kitchens with such materials (see Figure 4.1 and plate 4.1).

Another aspect of housing that was looked into was its arrangement or pattern. In the areas surveyed, the settlements had a grid street pattern but the Gwari compound housing structure prevailed. Even in the areas where the FCDA built the houses, they were arranged four (two backing each other) with the entrance in one of them. This follows the practice of the people where entrance through the 'Zaure' is the practice. The walls of the houses

Fig. 4·1 Distribution of House Types



Source: Field Survey, 1992



Source: Field Survey, 1992

Plate 4·1: Modern houses constructed by the FCDA, Kubwa.

form the boundary walls of each compound thus securing privacy for each dwelling unit.

Our survey equally shows that people maintained two houses (or rather two compounds) in most cases. People sampled still maintain their homes in the old settlements with tenants living in them. In most cases, their argument was that since government refused to pay them their compensation in full and since development had not got to these areas, there was no need pulling down these houses. The truth is that the houses will go immediately development comes with the bulldozer. Many houses have gone this way in the past.

4.2.2 Road Transport Development

The most striking feature that welcomes the visitor to the resettlement villages of the FCT is the well-laid-out pattern of streets and roads in these villages. Constructed after the grid-iron pattern of urban planning, the villages are structured in form of rectangular blocks with cross-over networks. Though this model may not actually suit the conditions prevailing in the rural areas, it is a major improvement on what usually obtains in the rural areas of most developing countries where houses are put up in a very disorderly manner with little or no regard to future development and settlement use.

It might be argued that this is a form of induced urbanisation; however, it has a lot of advantages over a strictly unplanned environment. First, it permits easy movements within settlements both for pedestrians and for vehicles. Secondly, it reduces incidents of urban hazzards like sewage and refuse dumping, erosion/flooding and other kinds of urban problems. Again, a well-laid-out city prevents all kinds of urban deterioration, urban traffic congestion and development of slums/squatter settlements.

In the ten settlements studied, eight were laid out in this form. Two areas that stand out conspicuously to portray this kind of urban form are Sabon Wuse (new Wuse) in Niger State and Kubwa in the FCT. The new Usman town (FCT) was equally planned thus. The estimated distances of these street-roads together with other link roads in the sampled villages is computed below. The relocatees interviewed agreed that their former settlements were not laid out in such a form.

In addition to the well-laid streets in the study area, road development has equally taken a significant step. In 80% of the resettlement areas studied, there has been a significant improvement in the provision of rural access roads in particular and other major outlets in general. The estimated distances of these roads is provided.

Table 4.4: Road Lengths in Sampled Villages.

Settlement	Nature of Road	Distance Tarred (km)
Kukwaba	All-year-round	60
Maitama Sabo	-do-	65
Maitama Tsoho	-do-	65
Payi	-do-	40
Jigo	-do-	40
Kwabara	-do-	35
New Wuse	Seasonal	40
Katampe I	-do-	20
New Karu	-do-	None
New Nyanya	-do-	None

Source: Field Survey, 1992

4.2.3 Electricity Supply

One of the most effective infrastructure needed to open up the rural areas is perhaps, electricity. It could be rightly described as the backbone of rural industrialization. This is why the Federal Government's efforts to open up the rural areas is a most welcome development. Rural areas are known to be the food baskets of the nation. They provide almost all the food being consumed in the urban areas as well as raw materials for our industries. This is why it is important that its inhabitants should be provided with all necessities of life like good roads, water, health facilities, educational facilities and, most

importantly, light. If there is light in the rural areas, some agricultural surpluses that usually decay due to lack of storage facilities could be processed or semi-processed and so they could last for some time. If rural areas could be developed to a level, there is no doubt that the youths will be held back and, therefore, check rural-urban migration, the consequences of which are widespread and far-reaching.

In the study area, it is saddening to note that out of the ten settlements surveyed, two still have no light. These are New Karu and New Nyanya - all in Plateau state. All theother eight settlements enjoy electricity either from the National grid or from a central generator. And out of the two hundred (200) households studied, one hundred and sixty household-heads representing (80%) eighty percent of the sample said they enjoyed constant supply of electricity. They, however, complained about payment for the light. They expressed the wish that the FCDA should bear the cost. The remaining forty household-heads said they did not enjoy electric light of any sort.

An attempt was made to find out the capacities of the installed transformers in individual villages. This was not possible as there were no NEPA offices in such villages. The central NEPA office in Garki, however, declined giving out such information arguing that it is a confidential matter. The situation of electricity installation in the sampled villages is

provided in Table 4.5.

Table 4.5: Provision of electricity in the Sampled Villages.

Settlement	Source of Light	Capacity (Transformer)
Kukwaba	National Grid	N/A
Maitama Sabo	-do-	N/A
Maitama Tsoho	-do-	N/A
Payi	-do-	N/A
Jigo	-do-	N/A
Kwabara	-do-	N/A
New Wuse	-do-	N/A
Katampe I	-do-	N/A
New Karu	No light	N/A
New Nyanya	-do-	N/A

Source: Field Survey, 1992.

4.2.4 Water Supply

A major finding from the survey is that well-water forms the major source of water amongst the sampled populations. This was in consonance with the prevailing situation in their old sites where they depended solely on water from wells and sometimes supplemented by streams if the settlements existed near water courses. The traditional Gwari well is usually deep. In the dry season, water from deep wells may be considered pure for drinking.

In almost all the households sampled (about 92.0%), there existed at least one concrete well. Apart from three settlements out of the ten sampled, (Sabon Wuse, Usman Town and Kubwa), all the other new sites have no pure sources of water. They have neither pipe-borne water nor boreholes. In Sabon Wuse, water is being supplied from boreholes thanks to the Niger state government and the resettling authority while Kubwa and Usman Town were built by the FCDA and provided with basic amenities (including electric light and water) to resettle the six villages of Maitama Sabo, Maitama Tsoho, and Kukwaba; and Payi, Jigo and Kwabara. It should be noted that even in these areas where water was available, the respondents complained of its erratic supply so they resort to wells. The taps, for instance, were found dry when we visited Kubwa and Usman Town. The water situation in the sampled settlements is presented in Table 4.6.

Table 4.6: Sources of water in the study area.

Source of Water	No. of Settlements	Percentage
Pipe-borne water	6	60
Bore-hole	2	20
Well water	2	20
Stream	0	0
Total	10	100

Source: Field Survey, 1992.

4.3 SOCIAL AND POLITICAL EFFECTS OF RELOCATION

4.3.1 Population

There is no doubt that an important objective for the relocation of people from one settlement to another is the formation of a larger population threshold so as to make the provision of basic public utilities and facilities more economical and meaningful. This objective has been greatly achieved in the FCT resettlement scheme. Most of the villages so far resettled in new sites in the FCT were merged with one another, sometimes more than two villages were resettled in one location. A detailed picture of this arrangement is provided in Table 4.7.

Table 4.7: Villages and their new settlement sites in the FCT.

Village	Former Location	New Site
Kukwaba	Airport Expressway	Kubwa, Abuja.
Maitama Sabo	Maitama District, Abuja	-do-
Maitama Tsoho	-do-	-do-
Payi	Garki District, Abuja	Usman Town, Abuja
Jigo	-do-	-do-
Kwabara	-do-	-do-
Sabon Wuse	Wuse District, Abuja	New Wuse, Niger State
Katampe I	-do-	-do-
New Karu	Karu, Abuja	New Karu, Plateau St.
New Nyanya	Nyanya, Abuja	New Nyanya, " "

Source: Field Survey, 1992.

The table above shows that about three settlements were resettled in Kubwa, to co-exist with Kubwa village itself; three in Usman Town and two in Sabon Wuse. All the other villages under study were resettled individually in their parent states.

Another aspect of population effects covered by the study is the demographic changes that have taken place and are still taking place in the FCT. This was partly due to the resettlement program in the area and partly a result of intense economic activities going on in the FCT. These have had the cumulative effect of altering positively (or negatively) household sizes and the total population. For instance, a total number of three hundred and fifty households were found in the three villages of Kukwaba, Maitama Sabo and Tsoho before they moved to their new site in Kubwa. Today, they have a total of four hundred and ninety households and a total population of (3,229) three thousand, two hundred and twenty nine people (Eltof Nig. Ltd., 1991). A clear picture of the trend of demographic changes in the study area is provided in Table 4.8

An examination of Table 4.8 reveals a lot about the tremendous demographic changes that have taken place in the area under study since the settlements moved to their new sites. Though no data exist for

Table 4.8: No. of Households and Total Population in Sampled Villages.

Village	Pre-relocation		Post-relocation	
	Household	Population	Household	Population
Kukwaba	99	N/A	147	1,223
Maitama Sabo	162	N/A	155	899
Maitama Tsoho	89	N/A	188	1,107
Payi	N/A	N/A	82	482
Jigo	N/A	N/A	61	298
Kwabara	N/A	N/A	43	232
Sabon Wuse	N/A	N/A	301	3,212
Katampe I	23	N/A	31	217
New Karu	150	N/A	605	3,245
New Nyanya	134	N/A	284	3,344

Source: Field Survey, 1992.

the actual population of the villages when they were on their old sites, the data on the number of households in the villages in the old and new sites show that all the villages have actually grown in size. With the exception of one (Maitama Sabo) which recorded a reduction in household size since moving to the new site (which might be a result of disatisfaction with the new site and a consequent emigration from there), all the other villages recorded significant increases in the number of households since their movement to new sites. The high population figures (total

populations) also recorded for individual villages cannot, therefore, be a surprise.

4.3.2 Family Structure

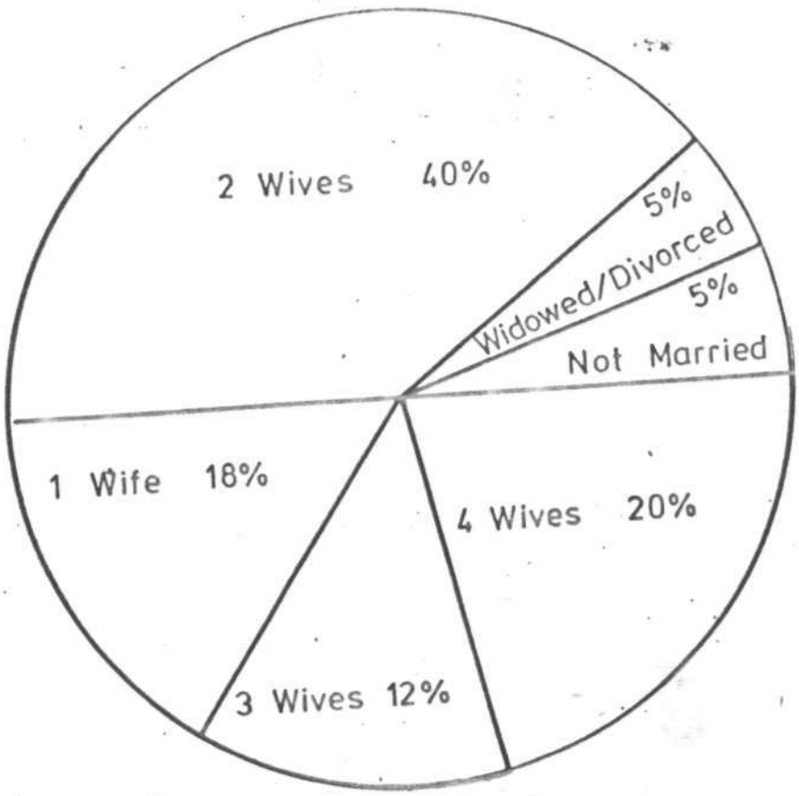
The relocation of the rural people in the Federal Capital Territory, Abuja seemed to have aided growth in the number of members of families. Some people who received monetary compensation appeared to have diverted their compensation to acquiring new wives instead of building more comfortable houses. Those who did not actually bring in new wives kept concubines here and there and had illegal children who were eventually brought to their fathers.

Our survey (1992) showed that a good number of the people sampled had either added one or two wives to their families or had more babies from a single woman. About one hundred and forty-five people out of our sample (72.5%) had married additional wives while another 75% had more than eight (8) children. This information is presented in Table 4.9 and in Figure 4.2 below.

Table 4.9: No. of Children per family.

No. of children per family	No. of families	Percentage
0-2 children	40	20.0
3-5 children	44	22.0
6-8 children	82	41.0
9-10 children	22	11.0
Above 10 children	12	6.0
Total	200	100.0

Source: Field Survey, 1992.



Source: Field Survey, 1992

Fig. 4·2: Distribution of Respondents by Number of Housewives.

4.3.3 Health Facilities

There is no doubt that the resettlement scheme of the FCT has had a significant effect on the provision and use of health facilities in the resettled villages. The study, therefore, examined the types of health facilities available in individual resettlement areas and the adequacy or otherwise of staff/personnel. The findings are presented in Table 4.10.

Table 4.10 shows that excepting one, all the sampled villages have one form of health facility or the other. However, it is evident from the table that these facilities lack the necessary personnel, especially doctors. For instance, out of the ten villages sampled, it is only three that have a resident doctor. These are the villages of Maitama Sabo and Tsoho and Kukwaba - all resettled in Kubwa. All the other villages have no resident doctors at all. In Sabon Wuse and Katampe I, however, a visiting doctor from Suleja General Hospital was reported.

In terms of qualified nurses, all the health centres and clinics in the sampled villages have, at least, one. It should be emphasized, nonetheless, that a 200-bed health-centre with only about five qualified nurses is inadequate. Such is the case for a 100-bed health centre with only two qualified nurses. The number of attendant staff (cleaners, ward-maids,

Table 4.10: Distribution of Health Facilities in Sampled Villages.

Settlement	Type of Health Facility	No. of Doctors	No. of Nurses	No. of Attendant Staff	No. of Beds
Kukwaba	Health-centre	1	5	18	200
Maitama Sabo	-do-	1	5	18	200
Maitama Tsoho	-do-	1	5	18	200
Payi	Health clinic	None	1	6	N/A
Jigo	-do-	None	1	6	N/A
Kwabara	-do-	None	1	6	N/A
Sabon Wuse	Health centre	1(visiting)	2	12	100
Katampe I	-do-	1(visiting)	2	12	100
New Karu	-do-	None	2	8	N/A
New Nyanya	None	None	None	None	None

Source: Field Survey, 1992.

messengers, pharmacy technicians, etc.) identified might be considered adequate, to say the least. But a situation where a pharmacy attendant acts in place of a doctor to diagnose patients and prescribe drugs is not in the best interest of the villages.

Considered in totality, it could be said that the FCT resettlement scheme has brought about a significant improvement in the number and condition of health facilities in the villages covered by the study. It would be recalled that prior to resettlement, most of the sampled villages had neither a health centre nor a clinic. What existed, in few areas only, were dispensaries that were mostly provided by the missions. These were very inadequate to cater for the health of Abuja citizens.

Another significant revelation from the study is the shortage of drugs in most resettlement health centres/clinics covered in the study. Though the indigines/inhabitants responded that they visit these institutions, they equally complained that most times, they are not usually issued with the prescribed drugs. If something is not done positively in this regard, sooner than later, our hope for a healthy nation by the year 2000 might turn out to be a mirage. A lot needs to be done in the area of drug provision and staff. Doctors as well as nurses were identified to be in a very short supply in most health centres/

clinics visited. The NYSC doctors may prove very helpful, at least for now, in this regard.

4.3.4 Education

Educational attainment in the FCT generally has been very poor until recently. Before its creation in 1976, the FCT had "only 10 primary schools without a single secondary school" (Gaza, 1990:43). The 1980 survey by the University of Ibadan Consultancy Services showed that literacy level among the sampled population was only 16.6% with the remainder classified as illiterate. However, this trend of events has changed tremendously in recent times.

Since the UPE days of 1976 (when the number of primary schools rose to 112) to date, there has been a steady rise in the number of primary and the establishment of secondary schools in the area. The number of primary schools was put at 137 in 1988 (ibid).

Our survey looked into two aspects of education that are likely to be affected by the relocation programme. These are the establishment of schools and school enrolment. On the establishment of schools, the survey discovered that out of the ten settlements surveyed, there was only one without a primary school. All the other new settlements had, at least, one primary school each. Secondary schools, however, were found in only five out of the ten settlements

studied. In any case, three out of these five settlements jointly make use of one secondary school, as could be seen from Table 4.11 below.

In terms of school enrolment and staff strength, a total primary school staff of ninety-seven was recorded for all settlements sampled. The schools had a total of one thousand two hundred and forty pupils (Table 4.11). For secondary school enrolment, the study recorded a figure of one thousand six hundred and sixty eight for the five settlements where secondary schools were found. These secondary schools together have a staff strength of fifty five. It could be said that secondary schools are under-staffed with a staff/student ratio of 1:30.3. The ratio for primary school is about one staff to under thirteen pupils.

One significant discovery from the study is that even in those settlements without secondary schools, the quest for secondary education has pushed children of school-going age from them to other nearby settlements with such facilities. For instance, it was found that the people of new Nyanya attend 'Resettlement Secondary School' at New Karu and that the people of Fayi, Jigo and Kwabara (Usman Town) attend Government Secondary School at Bwari.

Table 4.11: Primary and Secondary School Enrolment and Staff Strength in Sampled Villages.

Village	PRIMARY SCHOOL			SECONDARY SCHOOL		
	No. of Pupils	No. of Staff	No. of C/rooms	No. of Students	No. of Staff	No. of Classrooms
Kukwaba Maitama Sabo Maitama Tsoho	307	49	20	622	24	22
Payi Jigo Kwabara	329	10	16	-	-	-
New Wuse Katampe I	389	16	14	564	18	18
New Karu	215	22	13	482	13	16
New Nyanya	-	-	-	-	-	-

Source: Field Survey, 1992.

affected persons felt that their well-being has been improved upon to some extent as a result of the relocation because, among other things, it allows them to continue farming profitably. However, some felt that this was not the case because, to this latter group, lower harvests have been obtained in the new sites. To this group, the old communities were more advantageous. By and large, however, it would appear that the project has been perceived to have some beneficial effects.

In general, most relocatees felt that the opportunity for selling and trading in crops, schooling of children and practising of other or subsidiary activities are better than what obtained in their former small communities. Finally, a greater proportion of the affected people evaluated the overall project in favourable terms. On the whole, then, one can say that the relocatees view the project to have affected their lives in positive terms. However, it is also evident that some of the affected people felt the other way.

These findings imply that there is need to improve upon the facilities provided. There is need for a more suitable farmland, more adequate water and food supplies and that the authorities should look for more ways to help improve the conditions of the affected people. Specifically, if the farm situation can be improved upon, it is possible to achieve a

better standard of living since the people live by the land. It is suggested that the authorities give serious considerations to improving farming and making it more attractive for the young people. For those already in the (farming) profession, there is need to help them establish themselves more firmly. Cottage industries need to be encouraged to facilitate practising of other activities as well as to provide employment, and trading and selling opportunities. The authorities have done well in providing roads, but these become meaningful only when they are efficiently or economically used. Those communities which still do not have the facilities promised them should be provided with these as soon as possible as this will give credibility to the authorities and speed up adjustment to the new environment.

5.1.7 Payment of Compensation

Another issue raised by the work that merits serious concern is that of compensation - payment and amount. The resettlers bitterly complained of lack of adequate payment of compensation for their economic trees and their buildings in their former dwelling place affected by the relocation scheme. This issue of non-payment of compensation may beget a feeling of socio-economic deprivation.

In Nigeria, the law says that compensation must be made for any compulsory acquisition of land by

public authorities. However, there is no consensus with regards to the form this compensation should take. From the various resettlement schemes in Nigeria, the following five practices may be discerned, however.

1. Cash payment for houses, economic trees, farmland, community facilities, etc. with the displaced persons resettling themselves as best they can in surrounding districts. For instance, that of Tiga dam, Kano.

2. Cash payment only in respect of household immovable items (Houses, economic trees, farmlands) with the public authority installing basic infrastructures (roads, pipe-borne water, etc.) and community structures (schools, mosques, churches etc.) whilst the displaced population build their own houses.

3. Cash payment only for irreplaceable items (mainly economic trees) with the public authority constructing houses similar to those vacated by the displaced persons and providing farmlands in a laid-out areas for people to move into

4. Cash payment for irreplaceable items with the authority constructing relatively modern housing and providing other facilities for

the resettlees. This option has been adopted in several resettlement schemes across the country: Kainji Dam (Kwara State), New Wuse (Niger State), Kubwa and Usman Town (FCT) and Ajoda New Town (Oyo State). Those of New Wuse, Kubwa and Usman Town as well as that of new Karu and new Nyanya are the ones under study.

5. Cash payment for irreplaceable items (mainly economic trees) with the public authority providing farmlands of sizes equivalent to those lost and building materials for resettlees to build houses of their choice. This option was adopted in the Bakolori Dam resettlement scheme (Sokoto State). Same strategy has been adopted in the New Karshi, New Nyanya and New Karu resettlement schemes in the FCT which are included in the list under study.

Several permutations of the above options are possible. However, in trying to take decision on which option to adopt, two crucial points needed to be borne in mind. Firstly, whether it is resettlement per se that is desired, in which case, the aim is simply to replace what the displaced people have lost. Secondly, whether it is resettlement-cum-development that is desired, in which case, the objective is

more than compensating for what is lost. It implies resettlement and compensation which entail some measure of improvement in the resettlees' standard of living. To achieve this, the overall cost of resettlement and compensation will have to be far higher than the costs of merely paying for what have been lost. Irrespective of whether resettlement per se or resettlement-cum-development is the goal, there is need to adopt the principle of social/natural justice. This means that no resettled person(s) should emerge from the resettlement exercise worse off than he/she (they) was (were) before the resettlement. In searching for a resettlement option to help achieve the principle of natural/social justice, what is desired is to examine each of the items usually involved in any resettlement exercise, review the options available with respect to each and, then, discuss which of these options have been generally adopted in the resettlement exercises so far carried out in Nigeria. The lessons that may be learnt from the experiences can then be more fruitfully explored with the FCT in mind. And corrections made in the specific areas identifiable. This will ensure more favourable resettlements in the future - FCT and elsewhere.

5.2 RECOMMENDATIONS

In the light of these considerations, so lengthy as they seem, some general recommendations are made as

to how to ensure a more positive and fruitful resettlement exercises in future.

5.2.1 Compensation

The issue of compensation, which I consider most pressing, should be given priority attention in future exercises. The payment of compensation due to the resettlees should be made by the resettling authority. In the case under review, it is highly recommended that the FCDA should, as a matter of urgency, settle all outstanding compensations due to the people who have given up their land for the unity of this country. This will make them have a sense of national belonging.

5.2.2 Review FCT Regional Plan

The Regional plan of the FCT should be reviewed immediately such that agriculture and the peasant farmers that constitute the majority of the inhabitants of the area are given priority attention. The 220,000 hectares alloted to both cropland and rangeland should be increased. Agriculture should be viewed as a major economic activity in the area and not as a starting point for urban food requirements. The problems arising from inadequate farmlands reported is a resultant effect of this anomaly. There should be an adequate provision of farmlands free from any form of local land tenural strings being experienced by the villagers from their surrounding neighbours.

5.2.3 Suitable Agricultural Policy

The departments of Land Administration, Planning and Survey and Agriculture of the Federal Capital Development Authority (FCDA) should be made to work closely together and harmoniously in order to formulate an agricultural policy that would be beneficial to the peasant farmers of the FCT. It is only in this way that the situation could be salvaged and problems experienced as more and more people are resettled out of their ancestral homes arrested.

5.2.4 Provide Agricultural Inputs

Priority attention should be given to the procurement of agricultural inputs of fertilizer especially, insecticides, herbicides, improved seedlings, farm machinery (tractors), and other subsidies. This is because the new sites usually lack expansive farm holdings and people make do with reduced fallow periods. There is need also to increase the level of agricultural extension services in order to enlighten the people about the unfolding realities of resettlement to new sites.

5.2.5 Involve Relocatees in Projects

If the resettling authority decides to construct houses for relocatees, efforts should always be made to involve the local artisans - carpenters, bricklayers, block-moulders, etc. - from the affected villages. This is to make them conversant with the

5.1.6 Adequacy of Infrastructural Facilities

Another serious aspect of the work addressed is the issue of infrastructural facilities. Eltof Nigeria Limited (1990), however, gave adequate recommendation concerning this in its publication for the Resettlement Task Force of the Department of Planning and Survey, FCDA, Abuja. It recommended as follows: "In case of community structures, it is infinitely better for the Authority (FCDA) to provide these in the new resettlement sites. This has, of course, always been done by the FCT Authorities and we regard this as a step in the right direction" (Eltof Nig. Ltd., Lagos, 1990, p.viii).

The respondents, again, confirmed the provision of certain infrastructures in their new sites. The study reveals that most of the affected people consider the new communities more economically advantageous than the previous ones because of the grouping of the villages into viable units and because of the facilities provided. They felt that the new communities were situated on suitable areas and so provides good and sufficient farmland as well as government assistance. One can, thus, conclude that for most people, the new communities provide a better living area economically than what obtained previously in the smaller communities. This is in consonance with the findings of an earlier study by

Resettlement Division of the Department of Planning and Survey, FCDA, Abuja in 1989 on "A Socio-economic Appraisal of Usman Resettlement Scheme in Abuja". The study reported as follows:

> Majority of the villagers in the three resettled villages expressed the view that they like their present community. --- similarly they are of the opinion that they have a sense of belonging in their new environment. There is peaceful co-ecistence between the settlers, likewise, they all like their next-door neighbours. In comparing their present community with their former communities, 82.0 percent of the inhabitants --- claimed that the present settlement is better while 28.0 percent maintained that it is good (FCDA, 1989, p.11).

From these comments, the study, therefore, concluded that the villagers prefer their present settlement to the former, though their preference varies. The villagers seemed to have adjusted or at least are making efforts to be adjusted to the new environment going by the pretence they show for their present settlement over their former settlement. They claimed that there have been changes in their economic status since they were moved. However, some claimed the changes have been negative due to the absence of farmland. They, therefore, wished for the provision of farmland and monetary compensation from the government to alleviate their economic conditions.

It was found also that the majority of the

4.3.5 Rural Information Exchange

Information flow is a veritable instrument in the development of rural areas. Even in the olden days, man devised various methods of passing on information to others. In the early villages, the town-crier was a common institution. He is largely made use of when sending messages from the chief or other important functioneries to other members of the rural community.

In modern times, information flow has seriously been improved upon. This is largely a result of improvements in science and technology. Today information is passed or sent through various means ranging from the telephone, telegram, telex, fax and the letter-posting system. Verbal information are mostly sent through the telephone while other methods take care of written information.

In the survey, a study of the methods and level of information technology was done. It was found out that only the post-office system of information dissemination was available in only two of the ten settlements studied. None of the settlements had a telephone line. Other means of sending across urgent messages are equally non-existent. And all the respondents said they need at least post offices. It was only Karu and New Nyse that have postal agencies.

4.3.6 Effects on Administration and Politics

As is known, the FCT was created out of three former states of Niger, Plateau and Kwara (presently Kogi). These states had their villages administered at the district level. The area that is known as the Federal Capital Territory (FCT) consists eleven districts with six, four and one in Niger, Plateau and Kwara States respectively in that order.

The creation of the FCT brought a new phase and method of administration into the area. This phase commenced with the 'development area' concept which was only seven in 1980. The development areas were aimed at establishing a local administration system capable of playing a positive role in identifying and meeting the needs of the inhabitants of the FCT ... to open up the area for development (Gaza, 1990). The seven development areas first created were Abaji, Bwari, Kwali, Karshi, Rubochi, Kuje and Yaba. The Abaji development area metamorphosed from the former Koton-Karfe district of Kwara State, Bwari from former Bwari and Suleja districts (Niger State) while Kwali and Kuje comprised all areas in the former Kwali and Kuje districts of Niger State respectively. Yaba development area was formerly areas within Lapai and Gawu districts of Niger State. And finally Karshi and Rubochi which comprised all areas in former Karu and Karshi and Gadabuke and Toto districts of Plateau State respectively.

In 1984, the development areas rose to 9 (nine). From Kuje and Bwari emerged Abuja Municipality, while Gwagwalada originated from the hitherto Kwali development area. These development areas, were however, fused into four local government areas in 1985 by Decree 12 of that same year. The present Armed Forces Ruling Council (AFRC) further confirmed this change. However, the four local government areas became known as Area Councils which exist side by side with five development areas. The development areas, nevertheless are attached to the area councils. Today, the area councils are run by the Deputy Mayors and the development areas by secretaries who are responsible to the Deputy Mayors.

There is no doubt that this trend of events has affected the areas under study. Apart from those settlements relocated outside the FCT, others enjoy the Mayoral governance. And the Area Councils under the Deputy-mayors are run from the grassroots. Little wonder then why significant development efforts have taken place in the areas visited.

For those villages relocated outside the FCT, the story is not different either. The creation of new local government councils in 1992 had really boosted plans at bringing government nearer to the people. Twenty (20%) percentage of the settlers surveyed could not hide their feelings about the recent developments in their areas. The areas were

accorded full local-government headquarter status. The people of New Karu could not but praise the Babangida administration for answering their calls. Tremendous development has followed suit. A new NYSC orientation camp complex, stretches of 'nylon' tarred roads, pipe-borne water and electricity are conspicous developments that could not hide themselves from the visitor in Kubwa. In Karu, a banking institution, a new LGA secretariat have sprang up. (See Figures 4.12 - 4.15).

4.4 CONCEPTUAL SUMMARY OF FINDINGS

It would appear from the preceding sections of this chapter that the FCT resettlement scheme has brought about significant positive and negative effects on the rural inhabitants of the area. It means, therefore, that adequate steps need to be taken to correct certain anomalies and lapses identifiable in the program in future resettlement activities in the area and to strengthen those that are beneficial to the relocatees.

Those problems that call for urgent action relate to making arrangement to allocate farmlands to the relocatees as this is the most important solution to check and to forestall problems that are likely to arise later when the city's population grows. Rural inhabitants are known to provide food for urban dwellers. As such, whatever might affect

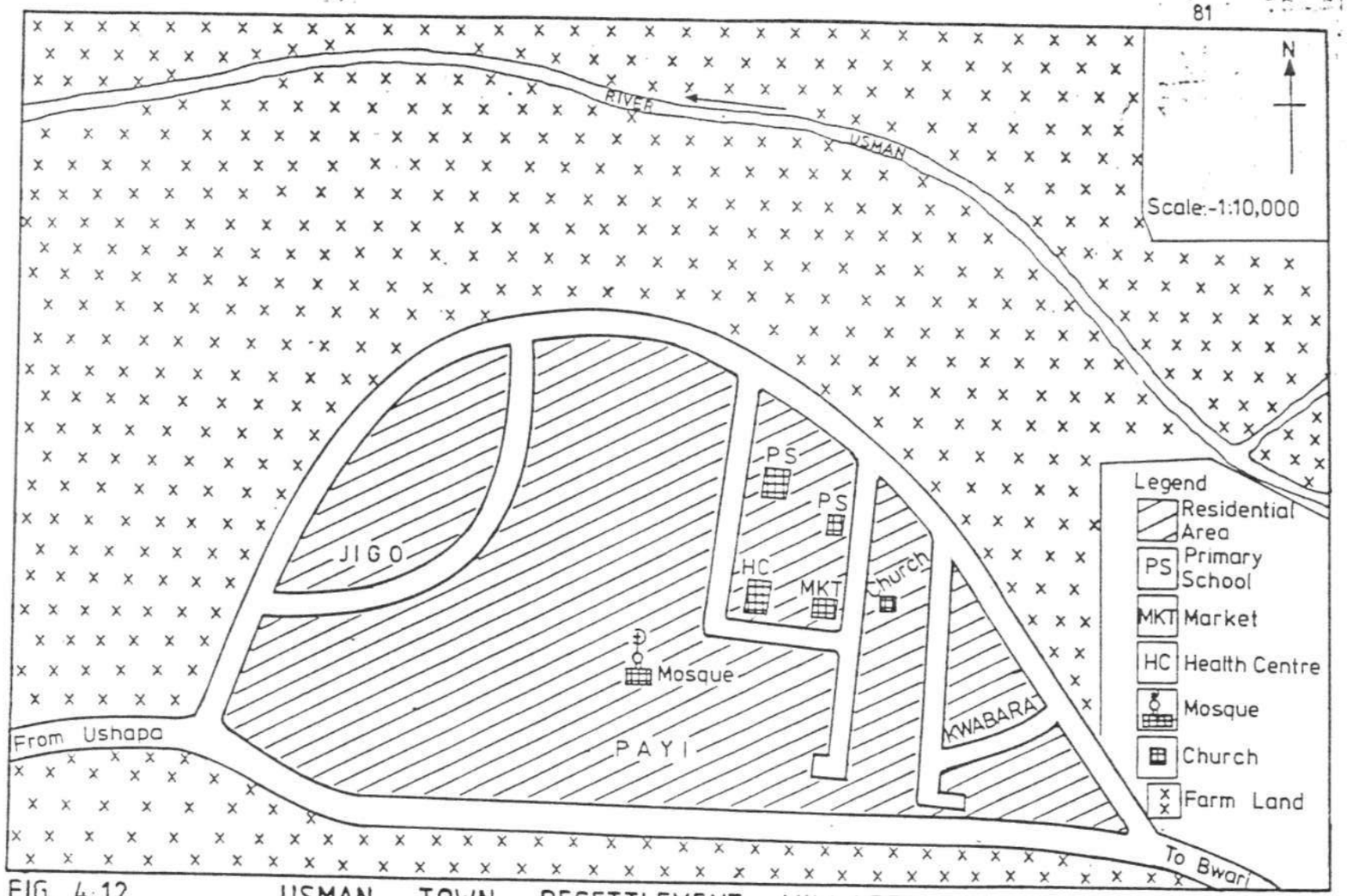


FIG. 4·12 USMAN TOWN RESETTLEMENT VILLAGES

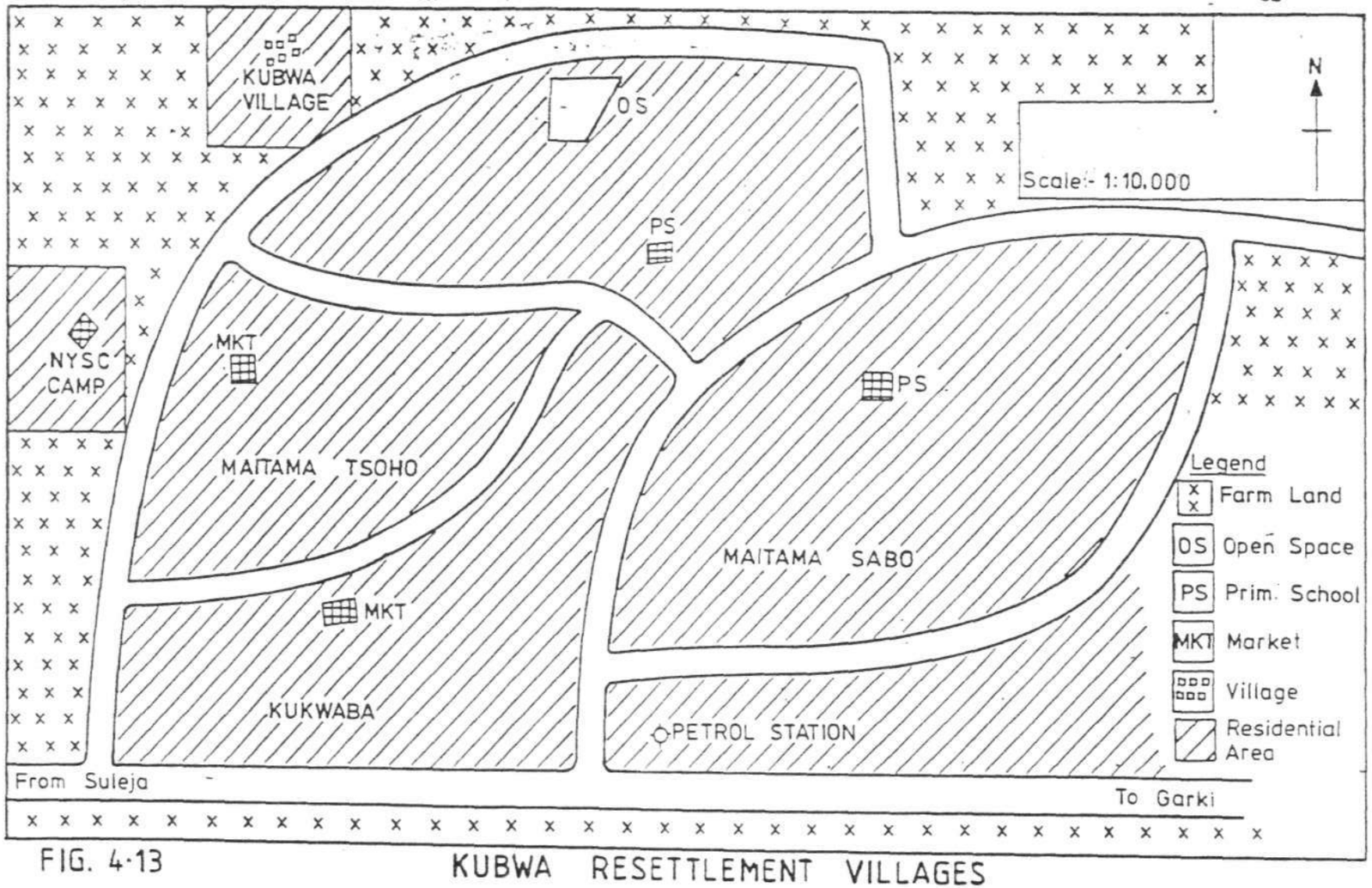


FIG. 4-13 KUBWA RESETTLEMENT VILLAGES

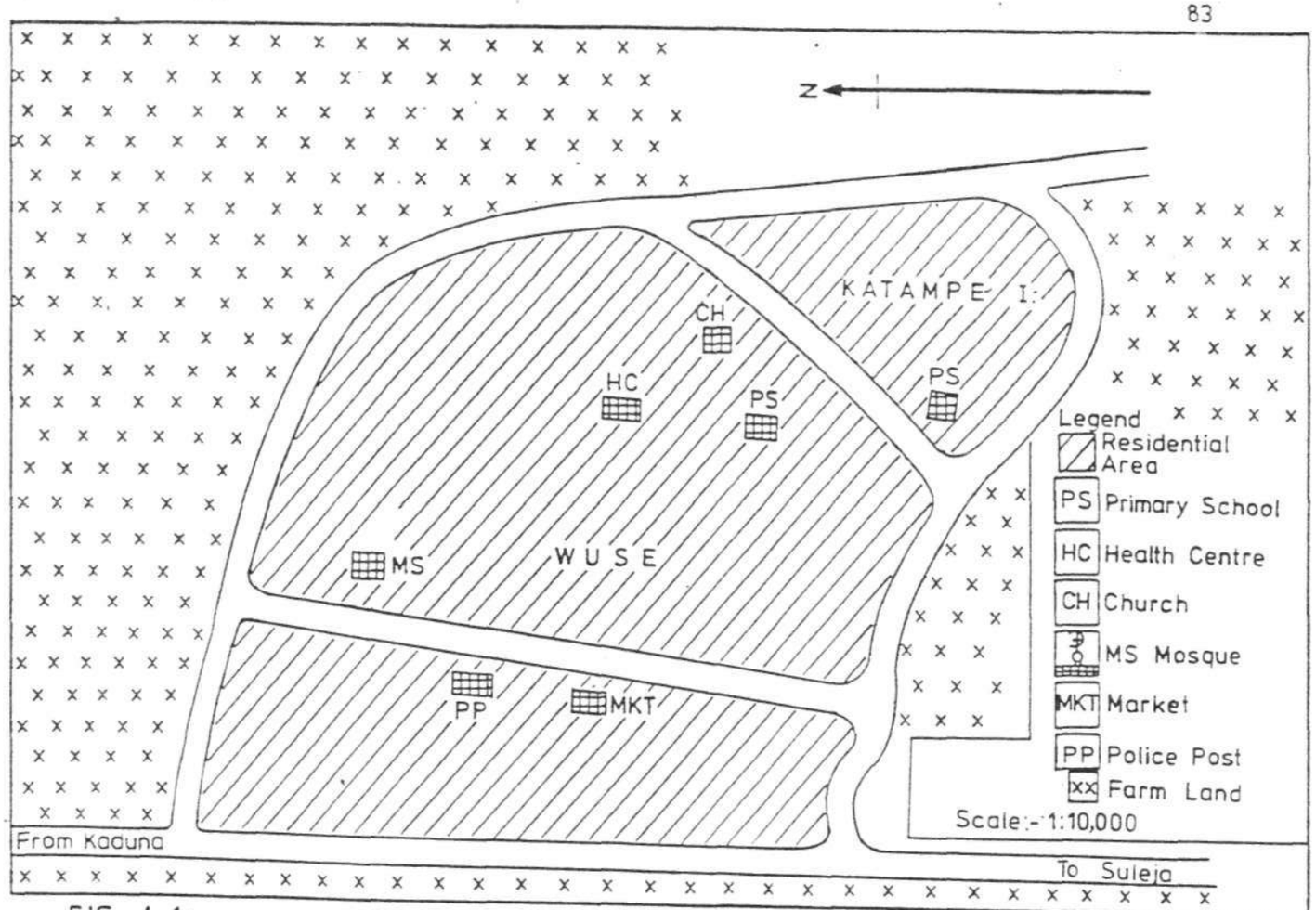


FIG. 4·14 SABON WUSE NIGER STATE

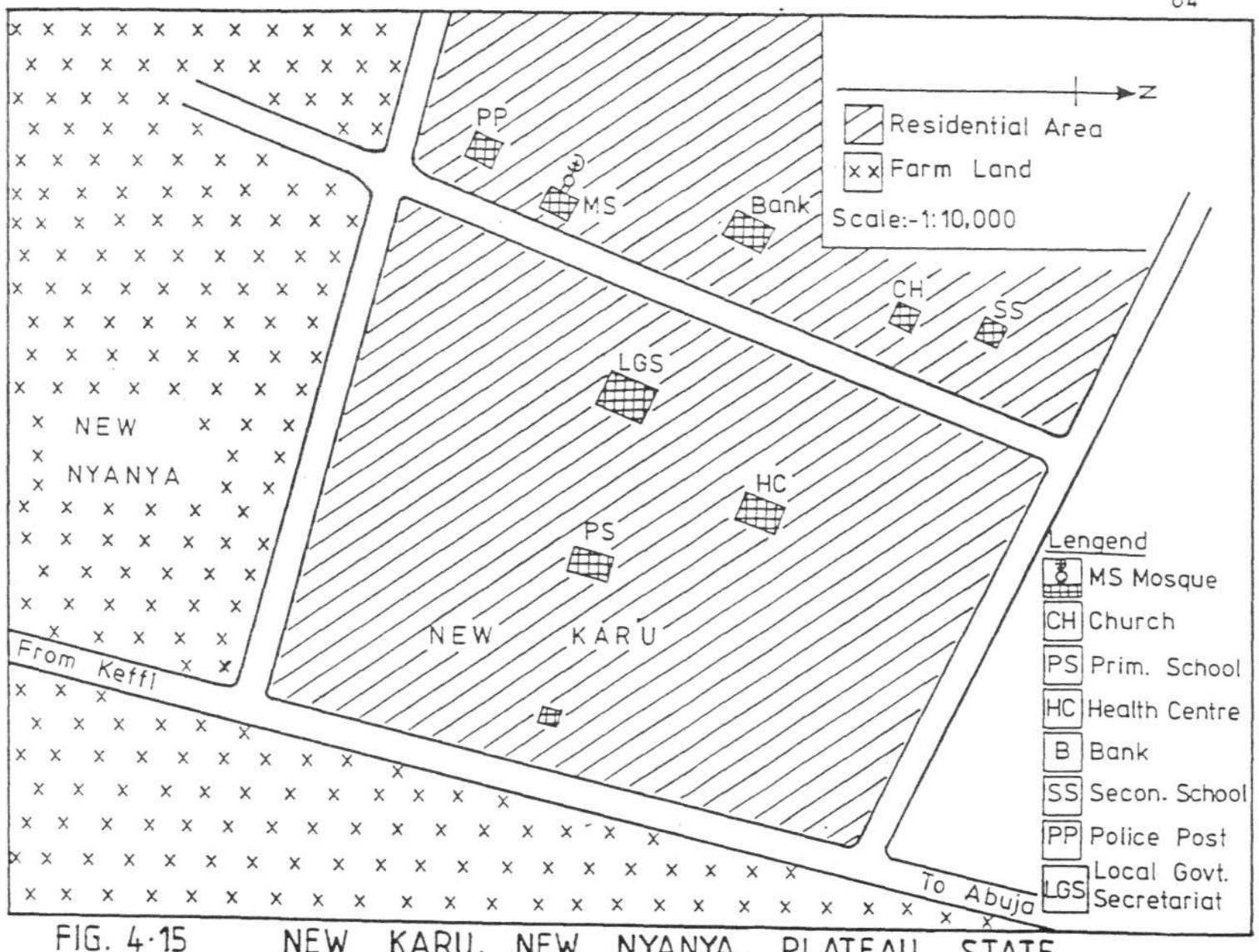


FIG. 4·15 NEW KARU, NEW NYANYA, PLATEAU STATE

an easy flow of this essential service needs to be considered critically. Another aspect of the relocation effects that also calls for urgent attention is the issue of compensation. As was the initial practice, those who opted out the FCT should be paid their compensation in full to enable them settle down comfortably in their new settlements.

Other aspects of anomalies that need to be corrected urgently is the issue of the functionality of facilities provided in the new settlements. Where taps are found dry, measures should be taken to make them flow regularly. Other problems identified by the relocatees include their non-participation in the project. They were not allowed a choice of their new site and/or their building sites. They were equally denied storage facilities and security.

Other facilities lacking in the new sites include adequate health personnel in health institutions, educational institutions and personnel, rural information exchange facilities, all-season roads and adequate houses. The relocatees equally complained of a general downward-trend in their standard of living. A significant proportion said their movement to new sites has somewhat worsened their conditions.

However, they agreed that the project was not without benefits. Some of them viewed the new

settlements as better than their old sites. Some reasons were given for this view: better prices for their products, provision of infrastructures compared to their old sites, greater opportunities for employment, a general higher income, better harvests from new farmlands, than in old ones, improved road network and a more comfortable accommodation. As such, some percentage of the respondents believed that the project has not really affected their lives in positive terms as they expected but it has somewhat improved their condition.

From whatever perspective one views the whole exercise, it has affected the lives of the respondents both negatively and positively. Considered in the light of the hypothesis set at the beginning of the study; though it was not subjected to any statistical test, the findings in chapter 4 suggest that it should be rejected. The people have benefitted greatly from the resettlement exercise, which moved them to new locations. There has been significant improvements in the well-being of relocatees since their movement to new sites as attested to by the respondents. The view held by some of them that their relocation to new sites has somewhat worsened their conditions; that they are experiencing a dwindling income in their new sites, may have arisen out of known political considerations. They may be hoping to attract government sympathy through further compensation and/or provision of more social facilities. This is not unexpected in our

environment.

However, a lot more needs to be done to further realise the objectives of the relocation which is to better the lot of the relocatees. These things that need to be done form the basis of the recommendations made in the succeeding chapter. What is important, however, is that these recommendations are implemented in subsequent relocations in the Federal Capital Territory, Abuja and elsewhere. They should be incorporated into future resettlement policies such that can lead to formulating a model of forced migrations to improve future plans for similar projects.

CHAPTER V

CONCLUSION

5.1 CRITICAL ISSUES IDENTIFIED IN THE RESETTLEMENT PROGRAMME

Resettlement as a deliberate policy of national or state governments in rural areas to make land available for large scale land-based development is an important feature of most developing countries or even the industrialized countries. In any area where such exercise is being carried out, there is always an urgent need to minimize the accompanying hardships as much as possible. The distortion of the people's way of life and the consequent adjustment problems usually faced by relocatees should be given priority in any such movement such that they do not suffer what an authority referred to as "settlement dislocation" (Voh, 1980).

It has been rightly pointed out of the need to ensure that "no household should emerge from the resettlement exercise worse off than it was before the exercise" (Eltof Nig. Ltd., 1991, p.viii). Bearing this fact in mind, therefore, a great need arises to give resettlement exercises a human face. This is to ensure the principle of natural justice. The planners of the FCT resettlement scheme had this principle in mind at least at the planning stages of the program.

5.1.1 Adequacy of Infrastructure

To what extent this is being achieved, however, remains to be seen. The relocatees have all attested to this observation as most of them believe that they are lacking many useful infrastructures in their new environments. And that their lives have not really changed for the better as they anticipated from the resettlement exercise.

5.1.2 Rapproachment Between Officials and Potential Relocatees

A notable factor to be taken seriously in any resettlement exercise is the need to develop a rapproachment between the resettling authority and the resettlement villages. Such rapport should help check any lapses identifiable in such exercises and create a situation whereby the relocatees and the resettlers are always in a dialogue. One way of enhancing this rapport between the authority and the resettlees is through establishing appropriate and acceptable compensation rates. These rates have to be realistic and satisfactory to all taking into account changes in the overall national economy especially movement in prices. Perhaps one of the most important ways of sustaining this confidence is through constant interaction between Authority and resettlers. The Authority must always explain resettlement policies and changes in these policies to the resettlees. The Authority should always listen

to complaints and try to solve them as best as it can. In this regard, a forum should be established whereby the Authority and resettlees can meet and iron out matters. Such a forum might finally develop into what might be termed Government-Community relations.

5.1.3 Selection of New Site

Another area of importance in resettlement schemes is the issue of site-selection. Selection of new site as well as site of buildings/households in the new site is always a problem the resettled population hardly contend with. There had always arisen complaints of high-handedness on the part of the resettling Authority in the selection process. Relocatees have reported cases where the selection is solely done by the resettling Authority or its appointed representatives, say the chief of the village.

One aspect of considerations in the search for appropriate resettlement sites is taking into account the demographic and socio-economic characteristics of the resettlees. If the occupation of the resettlees was predominantly farming, then the issue of adequate farmland should loom large in the search for a resettlement site. In the case under consideration, the resettlees are overwhelmingly farmers.

In considering appropriate resettlement sites, the two well-known concepts of 'site' and 'situation'

come up useful in this consideration. The 'site' refers to the physical properties of the location. The soil needs to be fertile, rainfall and source of water supply adequate and drainage and general environmental conditions acceptable. The 'situation', on the other hand, refers to the location of the resettlement site in relation to existing settlements and infrastructure. This means that accessibility to existing centres, markets and essential infrastructure should be taken into consideration in the choice of the resettlement site.

In Nigeria, it is easy to take care of the factor of 'situation' but that of 'site' is hampered by lack of satisfactory inventory of the land resources. For instance, information on the quality (fertility), carrying capacity and potential of the soils is not generally available. This has probably meant that the sites chosen have not necessarily been those with good quality soils but rather where land was generally available. This is a serious handicap when choosing site for a predominantly farming population. This was confirmed by the survey as most respondents considered the soils of their new sites as being infertile or poor. And there was no fertilizer to restore fertility.

The question has always equally arisen whether it is necessary to develop the sites before the resettlees arive. It has been argued that it is

important to carry out some development on the land, for instance clearing it, before the resettlees arrive. Indeed it has been pointed out that failure to get down to agricultural work immediately because of the time required for clearing has forced the resettlement agencies in the Philippines and Indonesia to extend their subsidy period and thus delay the settlement process. On the other hand, it can be argued that site preparation should be left to the resettlees themselves. In this case, it is argued that large areas of land have been cleared and developed in the past by pioneers without any outside help and assistance and that it is time that this pioneering or community development spirit is revived. This view has probably been partly accepted in the resettlement schemes in Nigeria (like was the case in the early part of the FCT scheme) since the resettlees have been left to clear and develop their farmlands by themselves. Besides, except in cases where houses were provided for the resettlees, they have had to clear and prepare the settlement sites for building. It can be argued that this way, spoon-feeding the resettlees is reduced which aids the building of a more self-reliant community. This issue of site preparation was raised in the work. Most respondents reported that they encountered (serious) problems clearing new lands for farming and for building houses. In line with this, it is recommended that the second option of helping the relocatees in the

preparation of their new sites should be adopted in future resettlement schemes both in the FCT and elsewhere.

5.1.4 Adequacy of Farmland and Provision of Modern Farm Inputs

Another area of serious concern reported by the study is the issue of farmland. As the main objective of the relocation project was to improve the standard of living of the rural people vis-a-vis improvement in agriculture, it is important to minimise problems confronting the relocatees in this regard. The study reported problems that are certain to impede progress in agriculture. The affected people lacked money to buy inputs (the inputs are not even available in some cases), they reported inadequate/insufficient farmland and non-availability of farm inputs even if they were able to buy them. Lack of adequate extension service, government help and food were also reported. It would, thus, appear that all the ingredients needed to develop small farmer agriculture are missing in the relocated villages.

The farmers, therefore, sought assistance in the form of ways to improve agriculture. Provision of extension service and other agricultural inputs (especially fertilizer) ranked high on their scale of preference. Some equally demanded adequate all-year-round water supply to enable them practise dry season farming like growing of vegetables like they

did in their old sites.

The implications of the findings reported could be addressed essentially from the planning point of view. It would seem that human factors and other essentials for agricultural development were not given adequate consideration during the feasibility studies and planning stages, which seems to be a characteristic of planning in most developing countries

> The present land problems arising from resettlement can be linked directly to the deficiency of the Regional Plan of the FCT. It is interesting to note that the plan places low priority on agriculture in the area --- land in the area will be used for other purposes first, what is left will be for agriculture --- it is doubtful if a good agricultural policy can be developed by looking first at the urban demand and only second at the agricultural base of the area. This shows a lack of concern for the welfare of the farmers in the area. (Jibril, 1990, p.124).

In fact, it is reported that only 28% of the FCT area is finally designated for both cropland (40,000 ha) and rangeland (180,000 ha) (Regional Plan, p.204). In short, most of the land in the area is eventually planned to be taken out of agriculture into forestry, urban development, recreation, etc. This would no doubt severely undermine the economic base of the peasants and they would be forced to farm smaller plots of land (as is

already documented earlier in this work). The implication of this is that the farmers cannot use fallowing extensively to renew soil fertility.

The FCT masterplan is equally accused of not mentioning compensation for the farmers for losses they may suffer. It did not talk about new inputs of fertilizer, seeds, pesticides, etc. to help boost productivity per hectare as less land becomes available to the farmers. Rather it talks of leaving farming as hitherto practised, not taking cognizance of the fact that the whole system of farming will be altered and undermined as soon as the farmers are forced to farm less land.

Finally "the plan glosses over the needs of the rural people and suggests a very uneven approach to rural development; one which ignores some farmers and totally changes the farming system for others" (Abu, 1979, p.100; quoted in Jibril, 1990, p.125).

5.1.5 Adequate Housing and Provision of Building Materials

Another area of serious concern reported by the study is the issue of housing. In the past, the FCT has preferred building houses for resettlees. Allowing them to build their own houses with or without official supervision has a number of advantages including saving in money/time as well as the fact of acceptability of the houses since the resettled

people can hardly reject the houses which they built themselves. The obvious disadvantage, however, is that substandard housing may result. The FCT, being Nigeria's pride and new capital, may not tolerate such substandard housing. However, from a balance of advantages and disadvantages, allowing the resettlees build their houses has much to recommend it especially in the big resettlement villages like Garki and Maitama. But the question of adequate compensation arises. Most respondents accused the FCDA (the resettling authority) of having paid only ¼ (one quarter) of their entitled compensations. In fact, there were cases where the respondent refused accepting questionnaire from the researcher when they learnt that I have not come to pay them their balance of compensation.

If the decision was made not to build/construct houses for the relocatees (as was the case in some areas visited; ref: New Karu, New Nyanya), materials for building houses should be made available to them and should be made accessible within the project area so that the affected persons do not have to spend time locking for them. It is very obvious that this has not been done in the FCT scheme. Local materials may come in here judging by the cost of building materials in recent times. This would go a long way to reducing the suffering of the relocatees in terms of lack of accommodation and its consequences.

modern construction technology. It has been argued that if rural people are allowed participation in the projects that affect them, they tend to identify with the project and, thus, invest their resources in these projects. Involvement should encompass the people's involvement in the decision-making processes about what should be done and how; in implementing programs and decisions; sharing in the benefits of development programs and/or in efforts to evaluate such programs (Cohen and Uphoff, 1977; quoted in Voh, 1980, p.133). Involvement can develop self-reliance necessary among rural people for accelerated development.

It should be pointed out that the current planning philosophy-top to bottom- is not likely to result in involving rural people in development projects that affect them. There is need for a change, therefore, particularly where the change is a traumatic one as is the case with rural population relocation. Planning should begin at the grass-roots and up, ie, bottom-up planning.

5.2.6 Public Enlightenment

An effort should be made towards public enlightenment campaign in order to prepare the psyche of the affected people in advance to avoid serious dislocation. The people of Garki village being planned to be resettled by the FCDA should be informed before

hand and reinformed when the period draws near. This is to enable them get ready for the exercise before the bulldozers come calling at their structures.

5.2.7 Kitchen/Storage Facilities

In view of the fact that most people affected by resettlement exercises are simply rural farmers used to fuel wood, the practice of attaching their kitchens with the main houses should be discontinued as most people complained of suffering from smoke. Even the smoke mutilates the main buildings. Again, the resettling authority(ies) should come out with a clear-cut policy that would allow for construction of storage facilities (such as granaries) as soon as the people settle in their new towns. This would go a long way to reducing post-harvest losses and make food available in the future.

5.2.8 Public Facilities

Finally, the issue of public facilities should be addressed with despatch. There is need to improve upon the facilities provided in the new sites and provide others with such facilities where they are non-existent. It is recommended that instead of the authority paying cash compensation for community facilities, it should provide these community structures in the new resettlement sites. This is recommended in the FCT resettlement scheme.

5.3 CONCLUDING REMARK

This study was designed to achieve two objectives - all aimed at improving planning of rural population relocation projects known as resettlement schemes. Viewed as an example of planned change, the contention of the study was that similar factors that affect this type of project elsewhere will be found in the case of the FCT scheme. And this was generally found to be so. Factors affecting adjustment were found to be essentially those that concern the social and economic well-being of the communities concerned: farmland, housing, water supplies, etc. It was also found that, in general, the affected persons viewed various conditions and opportunities created by the project in favourable terms.

The implications of the study are viewed at three levels. First, there are planning implications. Planners should take many factors into consideration when relocation projects are planned. Provision of amenities basic to the continuing functioning of the affected communities and involvement of these people in project activities were emphasized in the study.

Secondly, there are methological implications. It was evident that certain measures have been inadequate and better measures are needed. It is recommended that studies be undertaken long before evacuation and continued through it. Relocation

projects provide social scientists with a type of field laboratory situations where changes can be studied on a longitudinal basis.

Thirdly, there are theoritical implications. To some extent, the findings are similar to what obtained elsewhere and so the conclusion that rural people respond in the same way to development projects that affect them irrespective of their cultural background, and planning procedures. From a theoritical point of view, therefore, we need to understand more the factors that affect these phenomena if we have to understand how people respond to development projects. Further studies should be undertaken to enable the formulation of a theory of forced migration which will go a long way to improve future plans for similar projects.

In conclusion, therefore, it is doubtful whether the aims of complete relocation with the least inconvenience and with minimal disruption of "the people's normal way of life and occupations and local administrative systems" is being achieved in the FCT resettlement scheme. This is because the authority seems more concerned with ways of cutting costs. There was also this problem of time constraints. The people, as a result of these, were not properly consulted on the issue before the policy was implemented. And this has created some avoidable hardship throughout the implementation stages. Some problems still persist

till date.

Since resettlement in the FCT is going to be a continuous process at least in the foreseeable future as development catches up with priority areas in phases of the city, there is need to get the people more involved through their local representatives in order to minimize serious hardships associated with displacement. A little enlightenment campaign would go a long way to prepare the psyche of the people and minimize their sufferings and state of uncertainties. Delays in implementation of programs such as this should be avoided at all costs and the welfare of people who have made sacrifices for others taken more seriously. This will ensure a more equitable distribution of resources. The FCT has come a long way and there is need to preserve its integrity and pride of place in Nigeria.

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APPENDICES

APPENDIX I

LIST OF PRIMARY AND SECONDARY SCHOOLS IN SAMPLED VILLAGES

L.E.A. I Primary School, Kubwa; FCT.

L.E.A. II Primary School, Kubwa; FCT.

L.E.A. I Primary School, Usman Town, FCT.

L.E.A. II Primary School, Usman Town, FCT.

L.E.A. Primary School, New Karu, Plateau State.

L.E.A. Primary School, Sabon Wuse, Niger State

L.E.A. Primary School, Katampe, Niger State.

Government Secondary School, Kubwa, FCT

Government Secondary School, Sabon Wuse, Niger State.

Resettlement Secondary School, Karu, Plateau State.

APPENDIX II

LIST OF VILLAGES SO FAR RESETTLED IN FCT, ABUJA

Village	Former Location	Present Location
Asokoro	FCC	New Muse, Niger State
Muse	FCC	New Muse, Niger State
Katampe I & II	Phase I periphery	New Muse, Niger State
Karu	Phase I periphery	New Karu, Pl. State
Nyanya	Phase I periphery	New Nyanya, Pl.State
Karshi	Phase I periphery	New Karshi, Kogi St.
Kukwaba	Airport Expressway	Kubwa, FCT
Maitama Sabo	FCC	Kubwa, FCT
Maitama Tsoho	FCC	Kubwa, FCT
Fayi	Usman Dam	Ushapa, FCT
Jigo	Usman Dam	Ushapa, FCT
Kwabara	Usman Dam	Ushapa, FCT
Bwari	Phase II periphery	New Bwari, Niger St.
Gawu	Phase II periphery	New Gawu, Niger St.
Jikoyi	Phase I periphery	New Karu, Pl. State
Kurudu	Phase I periphery	New Karu, Pl. State
Garki	FCC	Sabon Garki, FCT
Aso	FCC	Sabon Garki, FCT
Dutsen Garki I	FCC	Sabon Garki, FCT
Dutsen Garki II	FCC	Sabon Garki, FCT

APPENDIX III

LIST OF VILLAGES AND PHASES FOR RESETTLEMENT IN THE STUDY AREA

Resettlement Phase I Villages

S/No.	Village Name	Location	Dev. Area
001	Maitama Tsoho	Phase I	Bwari
002	Katampe II	"	"
003	Dakpara	"	"
004	Wuse	"	"
005	Maitama Sabo	"	"
006	Dabuna I	"	"
007	Iigivi	"	"
008	Dabuna II	"	"
009	Tasha	"	"
010	Unguwar MaiWuse	"	"
011	Aso	"	"
012	Gurin Gabo	"	"
013	Asokoro	"	"
014	Kwarkwafa	"	"
015	Garki	"	Abuja Municipality
016	Dutsen Garki I	"	"
017	Dutsen Garki II	"	"
018	Jushupa	Phase I Buffer	Bwari
019	Nyaye I	"	"
020	Gwipa	"	"
021	Nyape II	"	"
022	Gurushe	"	"
023	[illegible]		

S/No.	Village Name	Location	Dev. Area
024	Kubabo	Phase I Buffer	Bwari
025	Shape II	"	Karshi
026	Shape II	"	"
027	Jigakuchi	"	"
028	Kabana	"	Bwari
029	Kusafe	"	"
030	Kugo	"	Karshi
031	Kurunduma	"	Bwari
032	Kpobi Sabo	"	"
033	Kpobi Madaki	"	"
034	Poroko	"	Karshi
035	Chika	"	Bwari
036	Kurunchuma Sabo	"	"
037	Dyadima Sabo	"	"
038	Tungan Maje	Airport Area	Abuja Municipality
039	Tungan Kaki	"	"
040	Gwako	"	"
041	Gwari I	"	"
042	Tungan Madi	"	"
043	Gwari II	"	"
044	Jika	"	"
045	Tungan Ali	"	"
046	Mallauni	"	"
047	Chemuroba	"	"
048	Loro	"	"
049	Shishida	"	"
050	Yelwa	"	"
051	Dwliko	"	"

S/No.	Village Name	Location	Dev. Area
052	Gwari III	Airport Area	Abuja Municipality
053	Gwari IV	"	"
054	Gwarinpa	"	"
055	Jabi	Dam Area	Bwari
056	Rafindaidai	N. Expressway	"
057	Lugbe	Airport Expressway	Abuja Municipality
058	Kapwa Lugbe	"	"
059	Tasha Gabo	Ind. Area I	"
060	Bwasere	"	
061	Tungan Daudu	"	"
062	Idu Koro	"	"
063	Idu Gwari	Industiral Area	"
064	Tasha	"	"
065	Tatajiya	"	"
066	Kpnakpnatoshi	"	"
067	Gyadna	"	"
068	Tungan Maje	"	"
069	Karmo Gabo	"	"
070	Jaita	Waste Disposal Area	"
071	Ihulumi I	"	"
072	Ihulumi II	"	"
073	Ihulumi III	"	"
074	Ibwogmunpi	"	"
075	Gosa I	"	"
076	Gosa II	"	"
077	Panda	"	"

Resettlement Phase II Villages

S/No.	Village Name	Location	Dev. Area
01	Jiru I	Phase II	Bwari
02	Jiru II	"	"
03	Jahi I	"	"
04	Jahi II	"	"
05	Kpadna	"	"
06	Gayance	"	"
07	Yabokpna	"	"
08	Muna	"	"
09	Arkuru	"	"
10	Wupa	"	"
11	Dakibiyu	"	"
12	Kukwaba	"	"
13	Kukwaba Gabo	"	Abuja Municipality
14	Karon Majigi	"	"
15	Lokogwoma	"	"
16	Garki	Phase II Buffer	"
17	Kpnajenya	"	"
18	Gambo	"	"

Resettlement Phase III Village

			Dev. Area
01	Galadima	Phase III	Bwari
02	Kado I	"	"
03	Gwargwa	"	"
04	Kadobunkoro	"	"
05	Bwari Ia	"	"

S/No.	Village Name	Location	Dev. Area
06	Kado II	Phase III	Bwari
07	Gidan Galadima	"	"
08	Gidan Nbera	"	"
09	Dape	"	Abuja Municipality
10	Karmo Tsoho	"	"
11	Karumo	"	"
12	Gurukpna	"	"
13	Paipe	"	"
14	Zhidu	"	"
15	Drako	"	"
16	Kuaigoro	"	"
17	Galadima	"	"
18	Pyakasa	"	"
19	Gbuduyi	"	"
20	Tashepape	"	"
21	Pyakasa Imabi	"	"
22	Anguwar Jafia	"	"
23	Kabusa	"	"
24	Galaji	"	"
25	Cherefi I	"	"
26	Cherefi II	"	"
27	Kutumbo	"	"
28	Guru Iocem	"	"
29	Gogo	"	"
30	Gaiye	"	"
31	Pigba Tsoho	"	"
32	Gaben Pigba	"	"

S/No.	Village Name	Location	Dev. Area
33	Yiyimitu	Phase III	Abuja Municipality
34	Piwoyi	"	"
35	Alaita	"	"
36	Gidan Zhami	"	"
37	Kwopma	"	"
38	Ginda	"	"
39	Waru	Phase III South Buffer	"
40	[illegible]	"	"
41	Shape	"	"
42	Chafuyi	"	"
43	Kuso	Phase III Central Buffer	"
44	Jiwa Bassa	"	"
45	Rubuchi	"	"
46	Tsauninkura	"	"
47	Zawudna	"	"
48	Juggodo	"	"
49	Jiwa	"	"
50	Bassan Jiwa	"	"
51	[illegible]wa	"	"
52	Kwaita	"	"
53	[illegible]	"	"
54	Pungun [illegible]	"	"
55	[illegible]	"	"
56	[illegible]	"	"

Resettlement Phase IV·Villages

S/No.	Village Name	Location	Dev. Area
01	Dutsen Alhaji	Phase III North	Bwari
02	Dutsen Koro	"	"
03	Karsana I	"	"
04	Karsana II	"	"
05	Karsana Tsoho	"	"
06	Kugwari	"	Abuja Municipality
07	Gabon Karsana	"	Bwari
08	Buiko	Phase IV North Buffer	"
09	Bunkwo	"	"
10	Baupna	"	"
11	Gagwari	"	"
12	Bakuma	"	"
13	Gidan Dauda	"	"
14	Shikakwole	"	"
15	Kagini I	"	"
16	Hukama	"	"
17	Kagini II	"	"
18	Gaba I	"	"
19	Kaba II	"	"
20	Kuda Kasuli	"	"
21	[illegible]	"	"
22	Gabon Gido	"	"
23	Gaudna Pasali	"	Bwali
24	Gwagwa	"	Abuja Municipality
25	Gaudna	"	Bwali

S/No.	Village Name	Location	Dev. Area
26	Jiwa	Phase IV North Buffer	Abuja Municipality
27	Filin Dabo	"	"
28	Chechе	Phase IV South	"
29	Ketti	"	"
30	Maknaita	"	"
31	Gagyiya	"	"
32	Dagaje I	"	"
33	Dagaje II	"	"
34	Gidan Chipam	"	"
35	Takalafiya	"	"
36	Gude Burum	"	"
37	Sauka Takushara	"	"
38	Sauka	"	"
39	Gwarinpa	"	"
40	Gridigbe	"	"
41	Gidan Chiko	"	"
42	Gude	"	"
43	Gidan Gabon Kampani	Phase IV South Buffer	"
44	Wasa	"	"
45	Kwoi	"	"
46	[illegible]	"	"
47	Kwaye	"	"
48	Goshan Baruwa I	"	"
49	Goshan Baruwa II	"	"
50	Goshan Baruwa III	"	"

Resettlement Phase V Villages

S/No.	Village Name	Location	Dev. Area
01	Gbawu	Phase V	Abuja Manicipality
02	Gidan Bahago	"	"
03	Gbawukuchi	"	"
04	Yanga I	"	"
05	Gbaupe	"	"
06	Kpoto	"	"
07	Chafe	"	"
08	Jaita	"	"
09	Mudu	"	"
10	Barwa	Phase V Buffer	"
11	Yanga II	"	"
12	Dubye	"	"
13	Kwadalu	"	"
14	Kusaki	"	"
15	Buzo	"	"
16	Kauye	"	"
17	Zigbe	Ind. Area	"
18	Buru	"	"
19	Kusaki	"	"

Resettlement VI Villages

S/No.	Village Name	Location	Dev. Area
01	Gidan Bago	Phase VI	Abuja Municipality
02	Gwau	"	"

S/No.	Village Name	Location	Dev. Area
03	Gidan Audu	Phase VI	Abuja Municipality
04	Cheta	"	"
05	Farfun I	"	"
06	Farfun II	"	"
07	Yelwa I	"	"
08	Yelwa II	"	"
09	Gungo	"	"
10	Mamusa	"	"
11	Jugbedo	Phase VI Buffer	"
12	Gogyiya	"	"
13	Rije	"	"
14	Kabanna	"	"
15	Dapara	"	"
16	Gaubi	"	"
17	Gafere	"	"
18	Chakabu	"	"
19	Pugni	"	"
20	Gaube	"	"
21	Kabi	"	"
22	Gungo Kura	"	"

Source: [illegible] (1982) Caring for People, Resettlement, Abuja Capital City Territory.

QUESTIONNAIRE

RELOCATION EFFECTS FOR HOUSEHOLD HEADS AND OTHERS IN THE FEDERAL CAPITAL TERRITORY (FCT) ABUJA

Please answer these questions by making a ( ) sign against each option that appeals to you or by filling in the gaps with the correct answers. Your response will be treated in confidence. Thank you and good luck.

I. DEMOGRAPHIC AND SOCIO-ECONOMIC CHARACTERISTICS

1. Age:
2. Sex: Male ( ) Female ( )
3. Marital status: Single ( ) Married ( )
   Divorced ( ) Separated ( )
4. No. of wives:
5. No. of children:
6. Name of Village:
7. L.G.A./Area Council:
8. Previous L.G.A. and Village:
9. What was your major occupation before your relocation to this new site?

   _

10. What was your secondary occupation at previous location?

    _

11. What is your major occupation now?_ _ _ _ _ _ _

    _

12. Your other subsidiary jobs are:

    a)

b)

c)

d)

e)

13. What is your educational background?

None ( ) Some primary ( ) Full Primary ( )

Some secondary ( ) Full Secondary ( )

Post-secondary training (specify) ( )

- -

Koranic education only ( )

In which state of the Federation did you attend school?

- -

14. Did you go to school before or after relocation to your new site?

Before ( ) After ( )

15. If you have not attended school, why?

16. How many members of your family are attending school now?_ -

17. State the number of your children against the type of school they have attended or are attending and their ages:

School	No.	Age
Primary School		
Secondary (Technical) Teachers'		
College of Education/ATC		
Polytechnic/College of Tech		
University		

18. Do they pay school fees?

19. If yes, starting from when?

20. What factors encouraged your children to attend school?

Relocation to new site ( )

Proximity to schools ( )

Non-payment of fees ( )

Peer-group influence ( )

Potential influence ( )

Others (specify)_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _

21. Estimate your average monthly income before and after relocation:

	Before	After
Below ₦200.00		
₦200.00 - ₦500.00		
₦500.00 - ₦1,000.00		
Over ₦1,000.00		

22. What is the possible explanation for the difference in income (if any)?

Relocation to new site ( )

Move threshold population ( )

Increased demand (for goods/services ( )

Higher prices of goods/services ( )

Others (specify):

23. What was your sources of income before and after your re'ocation to the new site specified:

_ _

24. State your type of house before and after relocation to new site:

	Before	After
a) Mud house with thatched roof		
b) Mud brick with thatched roof		
c) Mud brick with iron sheet		
d) Cement plasted mud with iron sheet		

e) Concrete house with iron sheet

f) Others (specify)

25. If there is any change in housing, why?

Relocation to new site ( )

Compensation received ( )

Increased farming activities ( )

Increased income ( )

Others (specify):

26. Which of these amenities were present in your previous and present localities?

a)	Previous	Present
a) Motorable roads (earthen)		
b) Motorable roads(tarred)		
c) Market stalls (open/ lock up)		
d) Storage facilities (silos, barns)		
e) Social centres (halls)		
f) Others (specify):		

27. Which of these health facilities were found in your previous and present localities?

	Previous	Present
a) Health Centre		
b) Dispensary		
c) Health Clinic		
d) Health Post		
e) General Hospital		
f) Specialist Hospital		
g) Others (specify)		
h) None of them		

28. Who provided these facilities?

Government ( ) Individuals ( )

Community ( ) Voluntary agencies ( )

Others (specify)

29. Which of these educational facilities were found in your previous and present localities?

	Previous	Present
a) Primary/koranic school		
b) Secondary-technical school		
c) Teachers college		
d) Advance teachers college (COE)		
e) Vocational Schools		
f) Polytechnic/University		
g) Others (specify);		

30. Who provided these facilities?

Government ( ) Area Council/LGA ( )

Individuals ( ) Community ( )

Private organisations ( )

Others (specify)

31. Which of these basic public utilities existed within your previous and present communities?

	Previous	Present
a) Electricity		
b) Pipe-borne water		
c) Bore-hole		
d) Well water		
e) Others (specify)		

32. Who provided these?

Government ( ) Private organizations ( )

Individuals ( ) Community ( )

33. Which of these social services did your previous and present communities have?

	Previous	Present
a) Television-viewing centre		
b) Agric. service centre		
c) Postal agency/post office		
d) Banking institution		
e) Cooperative society/shop		
f) Demonstration farm		
g) None		
h) Others(specify)		

34. Who provided the service centres?

Government ( ) Community ( )

Individuals ( ) Private agencies ( )

Others (specify):

II. LAND HOLDING AND INTENSITY OF LAND-USE

35. Do you have any holding of agricultural land?

Yes ( ) No ( )

36. How many hecters of land did you cultivate before and after relocation to new site?

Before After

37. If you have increased your hecterage cultivation give reasons for the increase:

Increased family size ( ) Availability of farm inputs ( ) Increased daming of river ( )

Others (specify):

38. Please state the major food and cash crops grown by you previously and presently?

	Previous	Present
a) Guinea corn/millet		
b) Maize/cowpeas		
c) Yam/cassava/cocoyam		
d) Beans/potatoes		
e) Plantain		
f) Soyabeans		
g) Vegetables		
h) Others (specify)		

39. Which of the following inputs did you use on your farm before and after moving to this site?

	Before	After
a) Fertilizer/artificial manure		
b) Insecticides/pesticides/ herbicides		
c) Tractors/other machinery		
d) Hybrid/improved seed variety		
e) None of these		
f) Others(specify)		

40. Please state the marked outlets for your crops before and after relocation: Include estimate distance:

Crops	Market	Distance	Before/After
a) Maize			
b) Guinea corn			
c) Yam/cassava			
d) Beans/plantain			
e) Millet/soyabeans			
f) Vegetables			

Market Distance Before After

None

Others (specify)

III. KNOWLEDGE OF RESETTLEMENT

41. How long before you moved out of your former village did you know that your village was going to be acquired?

- -

42. How long before you actually moved out of your former village did you know that you were going to move?

- -

43. Do you know which ministries or agencies were involved in the relocation project? Please indicate the ones you know:

a) Ministry of works and housing ( )

b) Ministry of health and human development ( )

c) Ministry of Agriculture and Natural Resources( )

d) Ministry of the Federal Capital Territory ( )

e) Ministry of Internal Affairs ( )

f) Federal Capital Development Authority (FCDA)( )

g) Abuja Municipal Area Council ( )

44. Please, tell us what role each played in the relocation process (those chosen in 43):

Ministry/Agency	Role

45. How long have you been living on this relocation site/project?

IV. ADEQUACY OF COMPENSATION

46. Before you were relocated in the new site, you were compensated for certain properties. I would like to know whether or not you consider the compensation paid to you on the following adequate or otherwise.

Property compensated for	Adequate	Inadequate	Don't Know
a) House/building			
b) Farm/garden			
c) Economic trees			
d) Granaires			
e) Livestock pen			
f) Others (specify)			

V. INVOLVEMENT IN PROJECT ACTIVITIES

47. Before you moved to this new place, did you participate in the selection of the new site?

Yes ( ) No ( )

48. Did you or did somebody choose for you where to build your new house in the new site? I made the choice ( )

Somebody made the choice for me ( )

49. When you moved to the new site, did you have to clear new land for the new farms?

Yes ( ) No ( )

50. As regards participation in the affairs of setting up the new community as you would to have it, which of these best describe your participation?

a) Have not been allowed participation at all ( )

b) Have been allowed a bit of participation ( )

c) Have been allowed a great deal of participation ( )

d) Don't know/can't tell ( )

VI. VESTED INTERESTS SERVED

51. It has been said that the relocation project affects the lives of the people who have been moved away from their original homes and villages. Some of these effects could be favourable while others may not. Please tell me if the following interests served by the project have affected your life or condition favourably or unfavourably:

Interest	Favourable	Unfavourable
a. Obtaining assistance to build a new home and start a new life		
b. Crop yields as compared to what you obtained in your former village		
c. Provision of markets external to the area		
d. Provision of a road system to enable people to have access to outside places.		
e. Availability of highly valued farmland e.g. fadama		
f. Suitability of farmland allocated to you for farming		
g. Sufficiency of farmland allocated to you and your family farming needs.		
h. Opportunity to practise additional occupations or employment		
i. Improvement of the economic conditions of the people relocated.		

52. List other ways in which the project has favourably or unfavourably affected your life or condition. Please be specific.

i.

ii.

iii.

VII. PERCEPTION OF THE CONDITIONS AND OPPORTUNITIES CREATED BY THE PROJECT

A. Economic advantages and disadvantages

53. Are there any reasons for you to consider the present site as more economically advantageous than the village you left?

Yes ( ) No ( ) Don't know/can't tell ( )

54. If yes, what are the reasons?

55. If no, what are the reasons?

56. In comparison to my previous village, the new site has

a) Greatly improved my condition ( )

b) Somewhat improved my condition ( )

c) Somewhat worsened my condition ( )

d) Greatly worsened my condition ( )

e) Don't know/can's tell

B. Opportunities for farming

57. Do you think farming in the new site is more or less profitable than in the old site?

More ( ) Less ( ) No opinion ( )

58. Now that you have had some harvests since coming to the new site, would you say that in general you have harvested more, about the same or less than you used to on the old site?

More ( ) Same ( ) Less ( )

Don't know/can't tell ( )

59. If less, please give reasons _ _ _ _ _ _ _ _ _ _

60. Please indicate whether you feel the opportunity for selling and trading in crops in the new site are better than, equal to or worse than in the old site.

Better ( ) Equal ( ) Worse ( )

Don't know/can't tell ( )

61. If better, please give reasons:

62. If worse, please give reasons:

D. Opportunity for education of children

63. Do you feel that the opportunities in the new site for your children to attend school are:

Very good ( ) Somewhat good ( )

Not good at all ( ) Don't know/can't tell ( )

E. Opportunities for continuing to practice subsidiary activities

64. Do you, on your own, carry out some activities other than your main occupation that brings you some income?

Yes ( ) No ( )

65. Would you say that you now have more, about the same, or less opportunity to practice this occupation than you used to on the old site?

More ( ) Less ( ) Same ( )

Don't know/can't tell ( )

VIII. PROBLEMS ENCOUNTERED

A. Clearing farmland

66. Did you experience any problems or difficulties in clearing the land for your farms?

Yes ( ) No ( )

67. If yes, what are the problems or difficulties?

68. How did you solve the problems? _ _ _ _ _ _ _ _

69. Did you encounter any problems when building your houses? Yes ( ) No ( )

70. If yes, what are the problems? Indicate as many as are applicable:

a) Lack of building materials ( )

b) Lack of manpower ( )

c) Lack of money/fund ( )

d) Lac[illegible]: co-operation from family members ( )

e) Lack of cooperation from neighbours

f) Others (specify) ( )

C. Individual Problems

71. From time to time everyone faces problems such as those listed below. What would you say are the problems you are facing as an individual these days on the new site? Indicate those applicable.

a) Farm problems ( ) b) Health problems ( )

c) Unemployment ( ) d) Housing problems ( )

e) School problems ( ) f) Family problems ( )

g) Poverty ( ) h) Food problems ( )

i) Water problems ( ) j) Others (specify)

k) No problems

72. If your problems are more than one, which is the greatest?

73. How long have you had this problem? (Your greatest problem).

74. What is the nature of the problems? (How has the problem affected your life on the new site?)

D. Community Problems

75. What, in your opinion, are the problems that this community as a whole faces?

E. Farm Problems

76. As a farmer on this scheme, what are your main problems in farming? Please indicate three in order of magnitude:

a) b) c)

77. What would you personally like the government to provide for farmers on the new site to help them increase their farm yields?

IX. SCHEME PERFORMANCE

78. How successful as you feel the relocation has been?

a) Very successful ( )

b) Somewhat successful ( )

c) Somewhat unsuccessful ( )

d) Very unsuccessful ( )

e) Don't know/can't tell ( )