EFFECTS OF URBAN RESIDENTIAL HOUSING DEMAND ON LAND AND LIVELIHOOD ACTIVITIES IN THE RURAL AREAS OF THE FEDERAL CAPITAL TERRITORY, ABUJA

BY

LAZARUS ZAKA GAZA

A THESIS SUBMITTED TO THE POSTGRADUATE SCHOOL BELLO IN PATIAL FULFILLMENT OF THE REQUIREMENTS FOR THE AWARD OF THE DEGREE OF DOCTOR OF PHILOSOPHY IN GEOGRAPHY

DEPARTMENT OF GEOGRAPHY
FACULTY OF SCIENCE
AHMADU BELLO UNIVERSITY
ZARIA
NIGERIA.

MAY 2008

CERTIFICATION

This thesis entitled "THE EFFECTS OF URBAN RESIDENTIAL HOUSING DEMAND ON LAND AND LIVELIHOODS ACTIVITIES IN THE RURAL AREAS OF THE FEDERAL CAPITAL TERRITORY, ABUJA", by Lazarus Zaka Gaza meets the requirements for the degree of Doctor of Philosophy of Ahmadu Bello University, and is approved for its contribution to knowledge and literary presentation.

_____ _____
Prof. J. A. Ariyo Date
Chairman, Supervisory Committee

_____ _____
Prof. M. Mamman Date
Member, Supervisory, Committee.

_____ _____
Prof. I. A. Jaiyeoba Date
Member, Supervisory Committee

_____ _____
Dr. E. O. Iguisi Date
Head, Department of Geography

_____ _____
Prof. S. A Nkom Date
Dean, Postgraduate School

ACKNOWLEDGEMENT

The completion of this dissertation was possible because of the active cooperation and support from many individuals who cannot be mentioned separately by name. I owe them all a debt of gratitude. Special mention must be made of members of the academic staff of the Department of Geography, Ahmadu Bello University; Zaria, notably; Professor J. A. Ariyo, my major supervisor, who gave me the direction and necessary encouragement, especially at such times when I felt tempted to give up. To thank him is an understatement in comparison to the role he played. I am also grateful to Professor M. Mamman, who also supervised the work. I am grateful for the guidance and encouragement he gave at various stages in the course of this work. They both took their time and energy to carefully and meticulously go through the work, making corrections and shaping-up the whole work.

In addition, I wish to thank Professor Jayeoba, Dr. Bello, Dr. Laah and Dr. Iguisi all of Geography Department, Ahmadu Bello University; Zaria for their contributions, especially during the departmental seminar I gave in the course of this study.

Similarly, mention has to be made of members of my family especially my beloved wife, Mrs. Linda Gaza, who greatly assisted in proof-reading the work and my children, particular Awyetu R. Gaza who is also undergoing a Doctor of Veterinary Medicine degree programme at Ahmadu Bello University; Zaria and Josephine Gaza, also of Ahmadu Bello University; Zaria for their support and encouragement.

The acknowledgement would not be complete without mentioning Mr. Rotimi Oladiran for assisting with the typing, graphic design and mapping of all the drawings. His contribution is highly appreciated. I am also grateful to Mr. and Mrs. Stephen Zaka, Arc and Mrs. Andrew Z. Gaza and other younger ones in the Gaza family for the spiritual and moral support I enjoyed from them. I am also profoundly grateful to Rev. and Mrs. Stephen P. Baba, Rev. and Mrs. Ishaya G. Baba and my in-laws, Mr. and Mrs. Y. Abuson for their support and prayers.

To the Federal Capital Territory Administration, under the leadership of Dr. Aliyu Modibo, the Honourable Minister, FCT, I am most grateful for the support and encouragement.

Above all, the Lord almighty deserves all the glory for the life, strength and wisdom to complete this programme.

DECLARATION

I hereby declare that this dissertation has been written by me and that it is a record of my own research. 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.

_____

Lazarus Zaka Gaza

2008

ABSTRACT

Studies of rural-urban relationships in Nigeria have largely been concerned with the flow of resources between the two sectors, without considering the effects of the flow process on rural land and livelihoods of the people. Specifically, no study, at least known to this writer has addressed the effects of the invasion of rural areas by urban workers in search of affordable housing. Thus, the research problem of this study is to determine the effects of urban residential housing demand in the Federal Capital City on rural land and livelihood activities of the rural people in the FCT. The creation of the Federal Capital Territory, Abuja in 1976 and the sudden relocation of the seat of the Federal Government of Nigeria from Lagos to Abuja in December, 1991 led to what can be termed a "mad rush" to develop the city, instead of the phased, gradual development provided for in the master plan. The rush to develop Abuja triggered a number of extraneous factors that collectively led to a very rapid growth of the population of the city which could not be adequately housed. This study shows that the inadequacy of residential housing in the Federal Capital City derives from a "gradual-population-growth" assumption made for the city which later events made unrealistic. This, in turn, made the amount of land allocated for residential housing in the master-plan to be inadequate. The study also shows that the assumption that residential housing in the Federal Capital City would be largely supplied by the private sector, turned out to be wrong as the Federal Government became the biggest provider of residential houses which are mostly for civil servant excluding the low and medium income people. The unfolding scenario from the inadequacy of land and housing to meet the demand of low income people underpins the following findings of this study: massive residential mobility towards rural areas of FCT as an adaptive strategy by medium and low income group; rise in rural land value and conversion of rural lands to housing for urban workers; shortage of farmland and declining agricultural output; on-going housing demolition as a cause of escalating conversion of rural land to non-rural uses; occupational diversification and pre-mature tertiarisation; commercialization of the rural economy and change in life style among others. A major policy recommendation emanating from these findings is the need to subject the Abuja Master Plan to a thorough re-examination of its philosophy and objectives in the light of the prevailing socio-economic realities of our time and the foreseeable future with a view to making Abuja an inclusive city for all inhabitants.

DEDICATION

To the glory of God and in honour of my family and the original inhabitants of the Federal Capital Territory, Abuja who sacrificed their land for the sake of Nigerian unity.

TABLE OF CONTENTS

Title page … …. …. …. …. …. …. …. …. i

Certification …. …. …. …. …. …. …. …. …. ii

Acknowledgement …. …. …. …. …. …. …. iii

Declaration ……. …. …. …. …. …. …. …. iv

Dedication …. …. …. …. …. …. …. …. v

Abstract …. …. …. …. …. …. …. …. …. vi

1.0 CHAPTER ONE: INTRODUCTION

1.1 BACKGROUND TO THE STUDY… …. …. …. …. 1-2

1.2 THE RESEARCH PROBLEM …. …. … …. …. 3-8

1.3 STUDY AIM AND OBJECTIVES…. … …. …. …. 8

1.4 THE SCOPE OF THE STUDY … …. … …. …. 9-10

1.5 SIGNIFICANCE OF THE STUDY. … …. …. …. …. 11

2.0 CHAPTER TWO: LITERATURE REVIEW

2.1 INTRODUCTION … … …. ….. …. …. …. 12

2.2 THE CONCEPT OF THE RURAL-URBAN FRINGE…. …. …. . 12-16

2.3 DISTANCE-DECAY THEORY AND RURAL LAND USE PATTERN. 16-19

2.4 LAND USE COMPETITION THEORY….. …. …. …. …. 19-20

2.5 GROWTH CENTRE THEORY… …. ….. …. …. …. 20-21

2.6 THE NEW TOWN CONCEPT …. … …. …. …. 21-23

2.7 THE CONCEPT OF HOUSING AND HOUSING DEMAND …. …. 24-26

3.0 CHAPTER THREE: METHODOLOGY

3.1 INTRODUCTION … …. …. ….. …. ….. ….. 27

3.2 OBJECTIVE 1 ….. …. …. …. ….. …. …. 27

3.3 OBJECTIVE 2 ….. …. …. …. ….. …. …. 38-29

3.4 OBJECTIVE 3 ….. …. …. …. ….. …. …. 29-30

3.5 OBJECTIVE 4 ….. …. …. …. ….. …. …. 30-31

3.6 DISTRIBUTION OF SURVEY QUESTIONNAIRE …. …. …. 31-35

4.0 CHAPTER FOUR: THE STUDY AREA

4.1 LOCATION AND HISTORICAL EVOLUTION.. …. …. …. 36-38

4.2 PHYSICAL CHARACTERISTICS.. …. …. …. …. ….. 38-42

4.3 SETTLEMENT PATTERN….. …. …. …. ….. …. 42-45

4.4 POPULATION CHARACTERISTICS…. ….. …. …. …. 46-47

5.0 CHAPTER FIVE: LAND USE ALLOCATION IN THE FEDERAL CAPITAL TERRITORY

5.1 THE ABUJA MASTER PLAN …. …. …. ….. …. ….. 48-61

5.2 PROSPECTS FOR RESIDENTIAL HOUSING DEMAND AND SUPPLY IN THE FCC AND FCT…. …. ….. …. ….. 62

6.0 CHAPTER SIX: RESIDENTIAL HOUSING DEMAND AND SUPPLY IN THE FEDERAL CAPITAL CITY, ABUJA

6.1 INTRODUCTION …. …. …. …. ….. …. ….. 63

6.2 POPULATION GROWTH IN THE FCT AND FCC…. ….. …. 63-67

6.3 INCOME PROFILE OF MEDIUM AND LOW

INCOME WORKERS IN THE FCC . ….. …. …. …. 67

6.4 RESPONDENTS' PERCEPTION OF RESIDENTIAL

HOUSING RENT IN ABUJA …. …. …. …. …. …. 68-70

6.5 HOUSING TENURE AMONG THE RESPONDENTS. ….. …. 70-71

6.6 SUPPLY OF URBAN RESIDENTIAL HOUSING

IN THE FCC AND FCT …. …. …. …. …. ….. …. …. 71-78

6.7 SALE OF FEDERAL GOVERNMENT AND

FCDA RESIDENTIAL HOUSES IN THE FCT …. …. …. 78-79

6.8 GENERAL PERCEPTION OF RESIDENTIAL HOUSING

DEMAND, SUPPLY AND RENT IN THE FCC ….. …. …. 80-81

6.9 HOUSING DEMAND AND RESIDENTIAL MOBILITY ……. ... 81-110

7.0 CHAPTER SEVEN: EFFECTS OF URBAN RESIDENTIAL HOUSING DEMAND ON THE LIVELIHOOD OF RURAL COMMUNITIES IN THE FCT

7.1 INTRODUCTION …. …. …. …. ….. …. …. 111

7.2 RURAL LAND CONVERSION TO NON-RURAL USES .... ….. 111-119

7.3 HOUSING DEMOLITION BY THE STATE (FCT) AND

POTENTIAL MIGRATION ….. …. …. …. …. …. …. ….. 119

7.4 EFFECTS OF CONVERSION OF RURAL LAND

TO NON-RURAL USES …. …. …. …. …. …. ….. 121-131

8.0 CHAPTER 8: CONCLUSION

8.1 SUMMARY OF MAJOR FINDINGS . ….. ….. ….. ….. ….. 132-135

8.2 POLICY OPTIONS AND RECOMMENDATIONS….. ….. ….. 135-139

8.3 SUGGESTION FOR FURTHER RESEARCH .. …. ….. ….. 139-141

REFERENCES …. …. …. …. ….. …. ….. 142-146

APPENDIX A. …. …. …. ….. …. ….. …... 147-154

APPENDIX B …. …. …. …. ….. …. ….. ….. 155-157

APPENDIX C …. …. …. …. ….. …. ….. …. 158

APPENDIX D…. …. …. …. ….. …. ….. …. 159

LIST OF TABLES

1.1 FEDERAL CAPITAL TERRITORY PHASES OF DEVELOPMENT…....4

3.1 DISTRIBUTION OF QUESTIONNAIRES IN THE SELECTED ACTIVITY AREAS OF FCC…….. 32

3.2 SETTLEMENTS SAMPLED FROM SELECTED AREA COUNCILS…34

4.4 CRITERIA FOR SELECTING THE SITE OF THE NEW FEDERAL CAPITAL TERRITORY……. 37

5.1 LAND USE ALLOCATION IN THE FCC…….….. 49

5.2 LAND USE BUDGET IN THE FCC…… 49

5.3 RESIDENTIAL LAND USE ALLOCATION BY DISTRICT IN PHASE I. …. …. …. ….. …. …. …. … 51

5.4 RESIDENTIAL LAND USE ALLOCATION IN FCC PHASE II…… 51

5.5 RESIDENTIAL LAND USE ALLOCATION IN FCC PHASE III…… 52

5.6 LAND USE ALLOCATION IN FCC PHASE IV……. 53

5.7 LAND ALLOCATION FOR DIFFERENT USES IN THE FCT REGIONAL PLAN……..... 55

5.8 POPULATION SIZE AND RESIDENTIAL LAND ALLOCATION BY DISTRICT IN THE FCC…….…. 58

5.9 PROJECTED POPULATION GROWTH BY EMPLOYMENT IN THE FCC (1981 – 2000)……. 61

5.10 MAJOR TYPES OF PROPOSED DWELLING UNITS AND LAND USE INTENSITY IN THE FCC ……... 61

6.1 RESPONDENTS' MAIN REASONS FOR COMING TO ABUJA……. 64

6.2 MONTHLY INCOME ESTIMATES OF RESPONDENTS IN THE FCC 67

6.3 RESPONDENTS' PERCEPTION OF RESIDENTIAL HOUSING RENT IN FCC (2003 – 2005)……..… 68

6.4 ANNUAL RENT FOR RESIDENTIAL HOUSES WITHIN THE FCC…. 69

6.5 ANNUAL RENT FOR RESIDENTIAL HOUSES IN THE SATELLITE TOWNS…….. 70

6.6 STOCK OF FCDA RESIDENTIAL HOUSES BY AREA COUNCIL…...75

6.7 TYPES OF RESIDENTIAL HOUSES BUILT BY FCDA…….. 75

6.8 FHA RESIDENTIAL HOUSES IN THE FCC……..... 76

6.9 TOTAL STOCK OF RESIDENTIAL HOUSING IN THE FCC……..... 77

6.10 FEDERAL GOVERNMENT RESIDENTIAL HOUSES IN ABUJA FOR SALE……. 78

6.11 OPEN MARKET VALUE OF FEDERAL GOVERNMENT HOUSES ADVERTISED FOR SALE IN THE FCC AND FCT…….. 79

6.12 GENERAL PERCEPTION OF RESIDENTIAL HOUSING DEMAND, SUPPLY AND RENT IN THE STUDY AREA……..…. 80

6.13 LOCATION OF RESPONDENTS FIRST RESIDENCE IN ABUJA…… 82

6.14 FIRST RESIDENCE MOVEMENT……. 82

6.15 REASONS FOR FIRST RESIDENTIAL MOVEMENT…….. 83

6.16 SECOND RESIDENTIAL MOVEMENT……... 83

6.17 REASONS FOR SECOND RESIDENTIAL MOVEMENT…… 85

6.18 THIRD RESIDENTIAL MOVEMENT…….. 87

6.19 REASON FOR THIRD RESIDENTIAL MOVEMENT……. 87

6.20 FORTH RESIDENTIAL MOVEMENT…….. 89

6.21 REASONS FOR FORTH RESIDENTIAL MOVEMENT……. 89

6.22 FIFTH RESIDENTIAL MOVEMENT…… 91

6.23 REASON FOR FIFTH RESIDENTIAL MOVEMENT…….. 91

6.24 SUMMARY OF REASONS FOR MOVEMENT…….. 93

6.25 SETTLEMENTS IN THE FCT TO WHICH THE RESPONDENTS FROM FCC HAVE MOVED…….. 95

7.1 PRICES OF RESIDENTIAL LAND SOLD IN THE RURAL AREAS OF FCT…… 112

7.2 AMAC: HECTARES OF LAND CONVERTED FROM AGRICULTURAL TO NON-AGRICULTURAL USES……..... 113

7.3 BWARI AREA COUNCIL: HECTARES OF LAND CONVERTED FROM AGRICULTURAL TO NON-AGRICULTURAL USES…… 113

7.4 GWAGWALADA AREA COUNCIL: HECTARES OF LAND CONVERTED FROM AGRICULTURAL TO NON-AGRICULTURAL USES……... 114

7.5 KUJE AREA COUNCIL: HECTARES OF LAND CONVERTED FROM AGRICULTURAL TO NON-AGRICULTURAL USES……114

7.6 PLANNED RESETTLEMENTS OF INDIGENOUS INHABITANTS OF FCT……... 117

7.7 CURRENT RESETTLEMENT PROGRAMMES IN FCC…… 118

7.8 AREAS AFFECTED BY DEMOLITION EXERCISE IN FCC/FCT…….. 120

7.9 REASONS FOR SHORTAGE OF LAND FOR AGRICULTURE…..….. 121

7.10 REASONS FOR DECLINING AGRICULTURAL PRODUCTIVITY…122

7.11 MAJOR LIVELIHOOD ACTIVITIES OF RESPONDENTS AFTER LOSS OF FARM LANDS……. 123

7.12 FARM PRODUCTS SOLD IN LOCAL MARKETS…… 125

7.13 TREE SPECIES GATHERED AND SOLD BY RESPONDENTS…... 126

LIST OF FIGURES

1.1	PHASES OF DEVELOPMENT OF THE FCC……..	5
1.2	SELECTED AREA COUNCILS IN THE STUDY AREA……...	10
3.1	SELECTED ACTIVITY AREAS FOR SURVEY……...	33
3.2	SETTLEMENT SAMPLED FOR SURVEY IN THE STUDY AREA…	35
4.1	PHYSIOLOGICAL REGIONS IN THE FCT……...	40
4.2	VEGETATION OF FCT……..	43
5.1	REGIONAL DEVELOPMENT PLAN IN FCT……	50
5.2	PERCENTAGE DISTRIBUTION OF LAND BUDGET IN THE FCC……	57
5.3	PROJECTED POPULATION GROWTH BY EMPLOYMENT IN THE FCC (1981 – 2000)…….	60
6.1	PERCENTAGE OF RESPONDENTS BY MAIN REASON OF COMING TO ABUJA …. …. …. …. …..	65
6.2	FCT AGE-SEX POPULATION STRUCTURE …. …. …. …. …..	66
6.3	PERCENTAGE DISTRIBUTION OF STOCK OF RESIDENTIAL HOUSING IN THE FCC BY OWNERSHIP …. …. …. …. ….. …. ….	77
6.4	FIRST RESIDENTIAL MOVEMENT …. …. …. …. ….. ….	84
6.5	SECOND RESIDENTIAL MOVEMENT …. …. …. …. …..	86
6.6	THIRD RESIDENTIAL MOVEMENT …. …. …. …. ….. ….	88
6.7	FOURTH RESIDENTIAL MOVEMENT …. …. …. …. ….	90
6.8	FIFTH RESIDENTIAL MOVEMENT …. …. …. …. ….. ….	92
6.9	PATTERN OF RESIDENTIAL MOVEMENTS IN THE STUDY AREA ….	94
6.10	PERCENTAGE DISTRIBUTION OF RESPONDENTS BY MAIN REASONS OF RESIDENTIAL MOVEMENT …. …. …. …. ….	96
6.11	MOVEMENTS OF DESTINATION OF CHEAPER LAND AND HOUSING ….	97
6.12	MOVEMENTS TO SETTLEMENTS OF NEW ECONOMIC	

OPPORTUNITIES …. …. …. …. ….. …. …. …. 98

6.13 MOVEMENTS TO DESTINATION CLOSER TO WORK PLACE …. 99

6.14 SETTLEMENTS AFFECTED BY DEMOLITION IN THE STUDY AREA …. …. …. …. ….. …. …. …. …. 101

6.15 VILLAGES AFFECTED BY RESETTLEMENTS SCHEMES…. …. 110

7.1 PERCENTAGE DISTRIBUTION OF RESPONDENTS BY MAJOR LIVELIHOOD ACTIVITIES AFTER LOSS OF FARM LAND 124

7.2 A MODEL OF RURAL LIVELIHOOD TRANSFORMATION IN AN URBAN-CENTRED REGION …. …. …. …. 131

LIST OF PLATES

1	KUBWA DEMOLITION SITE…. …. …. …. …..	102
2	GWAGWA DEMOLITION SITE…. …. …. ….	102
3	KARMO DEMOLITION SITE…. …. …. …. …..	103
4	JIWA DEMOLITION SITE …. …. …. …. …..	103
5	APO DEMOLITION SITE …. …. …. …. …..	104
6	KUCHIGORO DEMOLITION SITE…. …. …. ….	104
7	GALADIMAWA DEMOLITION SITE …. …. ….	105
8	CHIKA DEMOLITION SITE…. …. …. …. …..	105
9	ALAITA DEMOLITION SITE…. …. …. …. …..	106
10	PIWOYI DEMOLITION SITE…. …. …. …. …..	106
11	PYAKASA DEMOLITION SITE…. …. …. …. …..	107
12	LUGBE DEMOLITION SITE…. …. …. …. …..	107

CHAPTER ONE

INTRODUCTION

1.1 BACKGROUND TO THE STUDY

Over the last four decades, the world has experienced a phenomenal growth in the rate of urbanization both in developed and developing countries. The United Nations (1993) estimates showed that by mid-1990, 43 percent (2.3 billion) of the world's population lived in urban areas. In addition, the United Nations projections further showed that by 2025, more than three-fifth of the world's population would live in urban areas, 77 percent of which would be in developing countries.

Similarly, Jenks (2000) estimates show that for every one person now living in cities in developed countries, there are two in the cities of the developing countries, and by projection, it is expected that in the next 30 years this ratio will rise to I in 4, indicating that 90% of the growth in urban population will be taking place in developing countries.

In the African context, Nigeria is remarkable for its high percentage of urbanization. For the periods that figures are available, the annual rates of urbanization in Nigeria were 4.9%, 5.13%, and 6% in 1965-1970, 1970-1975 and 1975-1980 respectively. These periods coincided, incidentally, with the period of the oil boom and expansion in public expenditure as well as the period when the idea of relocating the Federal Capital from Lagos to Abuja was conceived and subsequently implemented. Today, Abuja is contesting with Lagos as the fastest growing city in Nigeria. One of the consequences of the unprecedented increase of urban population is an exceptionally high demand for housing which puts a great pressure on land. A United Nations

study on land use in urban areas of developing countries underscored this problem when it observed that:

> The demand for urban land is growing, yet the supply is both genuinely and artificially limited. This situation radically increases land costs and, in turn, consumes scarce investment capital better used elsewhere. It also irrationally distorts patterns of urban growth and development. This latter fact leads directly to a third round of undesirable consequences; as the urban infrastructure becomes more costly and inefficient, and institutions and facilities fail to provide adequate services to their populations, urban social and economic imbalances and injustices are intensified, the quality of the total urban environment erodes and it becomes difficult to harmonize man's activities with the components of the natural environment (United Nations, 1975: 4).

Thus, the pressure on urban land arising from rapid urban population growth in a situation where there is limited supply of serviced land, poses many problems, especially when there are competing uses for the land. Where the supply of serviced land for urban uses cannot meet increasing demand, the tendency is often the indiscriminate conversion of lands meant for other uses, especially for agriculture and environmental protection at the periphery of the city's built-up area to uses that are at variance with the conceptual plans of such towns and cities. The implication of the reality of limited supply of serviced lands for urban uses in the face of ever-increasing demand for such land is the emergence of land speculation at the peri-urban locations which drives up land prices in these locations.

Furthermore, the high cost of land in urban centres plus the imposition of regulatory standards make it difficult for the poor who are in the majority to afford even the conventional types of dwelling units. The efforts of the poor to provide shelter for themselves results in the phenomenon of squalid squatter settlements which have become a distinctive feature of the margins of cities in developing countries.

1.2 THE RESEARCH PROBLEM

Generally speaking, the idea of creating or relocating capital cities is not new. What may be new is the approach to the development of such new capital cities. The historical geography of capital cities is replete with visions and actual construction of new capital cities in many countries. To mention just a few examples, the United States of America moved her capital to Washington D.C. in 1800; Canada designated Ottawa as her new capital in 1857; Canberra also became the new capital of Australia in 1913 while Brazil moved her capital from Rio de Janeiro to Brasilia in 1956. Others are Dodoma which replaced Dar es Salam as Tanzania's new capital in 1974; Malawi also designated Lilongwe as her new capital city replacing Blantyre in 1965; while Pakistan created Islamabad to replace Karachi and Cote d' Ivoire relocated her capital city from Abidjan to Yamoussoukoro.

One of the characteristic features common to most of the relocated capital cities is that the approach and process of their development which started on a modest scale and progressed on a cautious but steady pace. Vagele (1976) for instance, shows that having designated Washington D.C. as the new capital of United States in 1800, it took 50 years to attain a population of 50,000, and that it was not until the end of World War II that it became a reasonably sophisticated and a cosmopolitan city.

Similarly, the population of Canberra in Australia grew from 12,000 to a little over 15,000 between 1940 and 1947. According to Vagale (ibid) Canberra's growth in population was deliberately slow as it took 50 years to attain 42,000 inhabitants after the influx and increase in population began. It was also shown that due to poor economic circumstances in 1929, the development of Canberra was suspended and work resumed years later after there was a review of its master plan.

According to Leary (1970), the planning and development of Ottawa in Canada was based on the "idea of gradual adoption of definite objectives" determined by circumstances of necessity and finances. Islamabad in Pakistan also shares the characteristic feature of gradual, open-ended, and leisurely approach of its development. In aggregate terms, this points to and emphasizes the fact that the development approach of these capital cities was not only gradual but also flexible as time progressed and conditions changed.

The decision of the Federal Government of Nigeria to relocate the Federal Capital of the country from Lagos to Abuja in 1976 is considered one of the boldest and largest land use policies ever formulated since independence in 1960 (Ologe, 1992). According to the 1978 Abuja Master Plan, in order to achieve a gradual, orderly, and coordinated development, the capital city was to be developed in four phases from 1980 to 2000 as shown in Table 1.1.

Table 1.1 Federal Capital City phases of development

Phase	Target population	Years	Cumulative population
I	230,000	1980-85	230,000
II	285,000	1986-1990	815,000
III	240,000	1991-1995	1,455,000
IV	1,700,000	1996-2000	3,155,000

Source: IPA, Abuja Master Plan (1978)

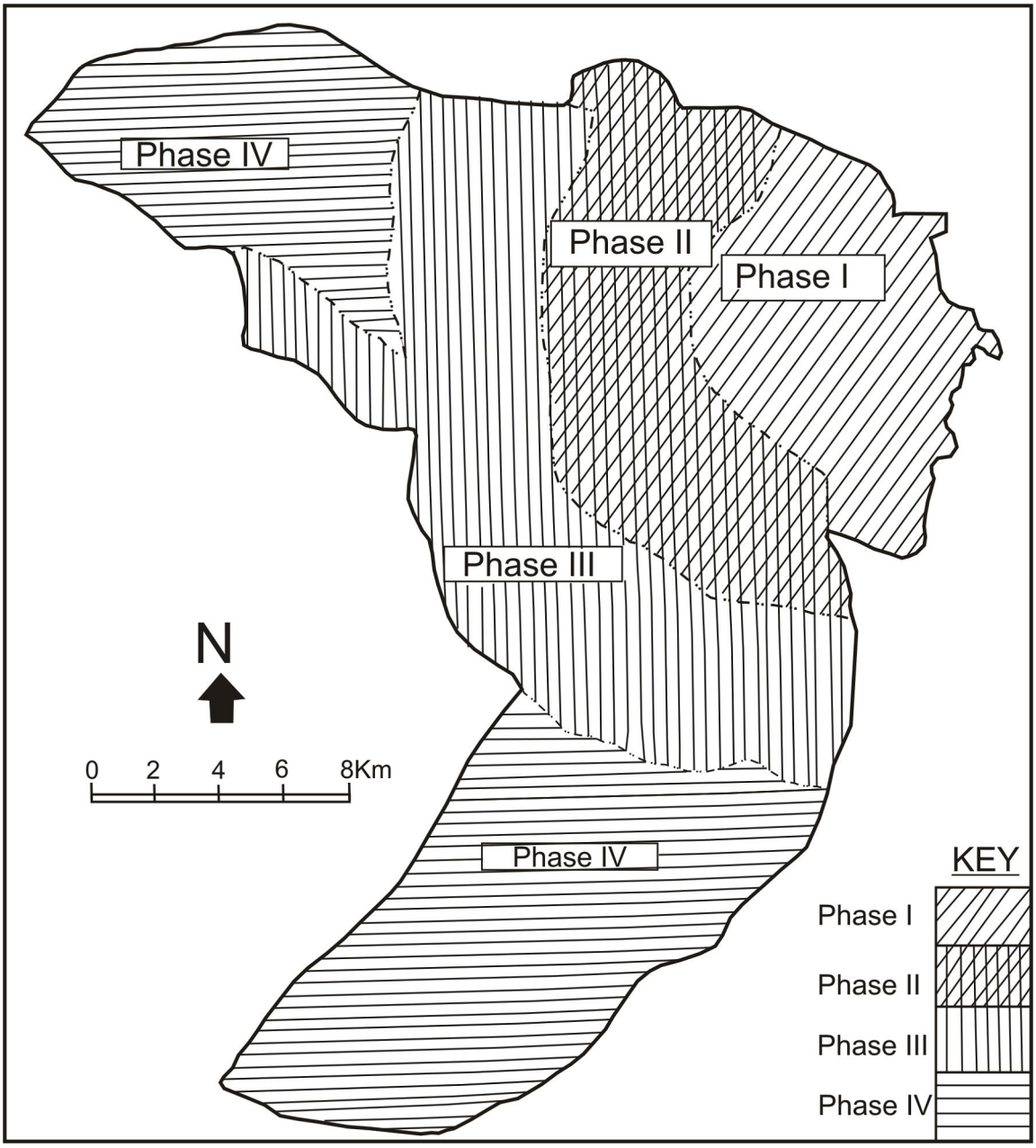


Figure 1.1: Phases of Development of the FCC
Source: Abuja Master Plan (1979)

In addition to the phased and gradual development of the Federal Capital City (FCC), it was expected to have a minimum population of 1.7 million and thereafter a maximum population of 3.1 million on completion, while a projected population of 2.6 million was assumed for the remaining part of the Federal Capital Territory (FCT), bringing the population of the entire FCT to a projected total of 5.7 million people by the year 2000.

The policy thrust of the Master Plan was based on the assumption that the Federal Government wanted a city that would not be over-populated like Lagos because of the attendant socio-economic consequences of a crowded city which is one of the reasons that informed the relocation of the capital from Lagos to Abuja. However, the hurried manner of the physical development of the Federal Capital City and the subsequent movement of the seat of the Federal Government to Abuja on 12th December, 1991, completely altered the phased and gradual implementation and development of the Abuja Master Plan. Instead of the planned and gradual implementation of development in phases, the rate at which development was carried out was not only rapid but also voluminous in scope.

A major consequence of this rapid development of the new federal capital city is population explosion. The rapid growth rate of the population of Abuja derives from six sources. The first is the large number of civil servants and their dependants who had to move from Lagos to Abuja. The second are the artisans and labourers who are in the town to participate in the boom in the construction industry. The third source of population influx is the political class and their dependants in the national assembly. The fourth source consists of young graduates looking for work. The fifth source is the large group of small-scale producers, service providers and traders to meet the diverse needs of the other groups. The sixth and last source consists of migrants from the northern and north-central geo-political zones where recent civil and ethnic

crises resulted in insecurity of lives and properties forcing Nigerians of southern states origin to relocate from Kano, Kaduna, Maiduguri, Zaria, Sokoto and Jos to Abuja that is considered a safe and secured haven for habitation. In addition, the effects of the decline, stagnation or slow growth of other large towns in Nigeria, in sharp contrast to the concentration of wealth in Abuja, has become a relatively strong pull factor towards the town, resulting in rapid increase in population. This rapid growth of the population of Abuja arising from these sources has meant a very high demand for urban housing, especially residential housing, for the low income group which forms the majority of those who are moving to the city.

The approach to housing provision in Abuja was to rely on the private sector to build, sell or rent housing of all sorts to individuals and organizations while the Federal Government was to concentrate on public facilities and residential quarters for civil servants. Not only has the government been unable to meet the residential housing demand of its civil servants, the private sector has also failed to deliver affordable residential housing to the poor, including civil servants, who are in the majority in Abuja.

Faced with this choiceless situation in the built-up area of the Federal Capital City (FCC), that is, Phase 1, the poor have been trooping to the rural areas of the territory in search of affordable accommodation. There is no doubt that this movement would generate significant effects on the use of land in the rural areas of the FCT where developers and accommodation seekers are moving. The effects of the rapid movements from Abuja into the rural areas of FCT, and consequences of these effects on the livelihood activities of the rural population who are mostly farmers is the central problem of this research.

In specific terms, this study seeks answers to the following questions:

(i) What is the general land use plan for the whole of the FCT, in other words, which areas have been set aside for urban development and which areas are to remain rural and largely agricultural, and what is the sequence in the master plan for their development?

(ii) What is the demand and supply situation of housing in Abuja, especially residential housing?

(iii) Which areas of the FCT is providing vent for the pressure of housing in Abuja?

(iv) What effects does the invasion of rural areas of the FCT by those seeking more affordable land for housing have on the use of land and livelihood activities in these rural areas?

1.3 STUDY AIM AND OBJECTIVES

The aim of the study is to examine the effects of urban residential housing demand in Abuja (FCC) on rural lands and livelihood activities of the people in the rural areas of the Federal Capital Territory (FCT) with a view to generating a data base for developing informed and appropriate policies for coping with the changes being induced in the region.

This aim will be achieved through the following specific objectives:

(i) To examine the general land use plan for the whole of FCT with a view to identify and quantify which area have been set aside for urban development, agriculture and environmental protection (green belt)

(ii) To identity the trend in residential housing demand and supply situations in Abuja

(iii) To identify the areas in the FCT into which people are moving to find affordable land and housing in Abuja

(iv) To determine the extent of land conversion to non-rural uses in the FCT and its effects on the livelihood activities of its rural inhabitants

1.4 THE SCOPE OF THE STUDY

Housing is a broad concept encompassing the structures that comprise the living and working habitats of people. Thus, housing as a concept covers building artifacts for residential, industrial, commercial, recreational, educational, health, administrative and other uses. This study however, focuses on the residential dimension of housing, especially for medium and low income people, because it appears to be the one most in demand in Abuja right now. In terms of spatial scope, the study covers four of the six Area Councils in the FCT where the intensity of housing demand is very high (See Figures 1:2). These are (i) Abuja Municipal Area Council, (ii) Bwari Area Council, (iii) Kuje Area Council, and (iv) Gwagwalada Area Council.

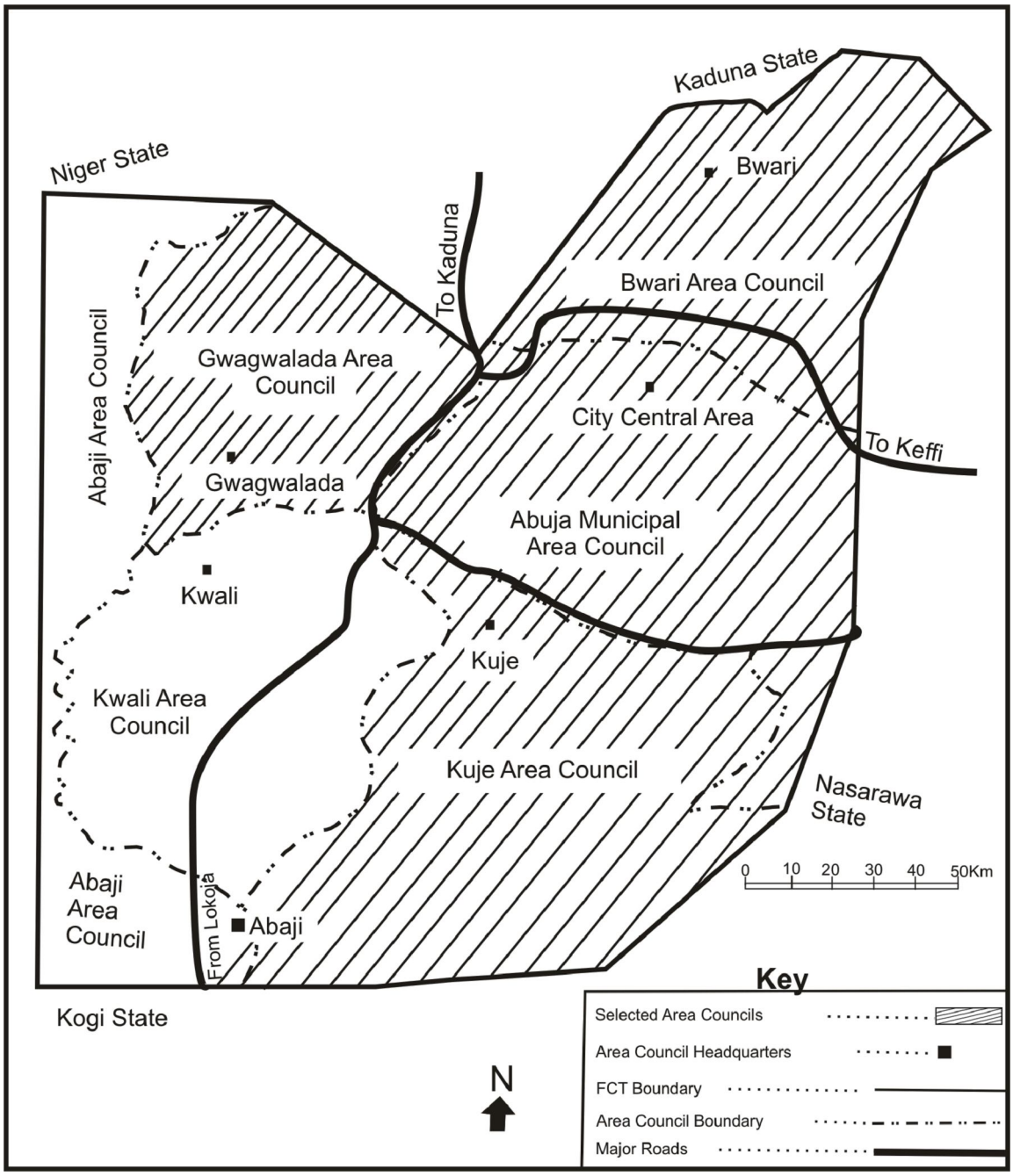


Figure 1.2: Selected Area Councils in the Study Area

Source: Field Survey, 2005

1.5 SIGNIFICANCE OF THE STUDY

This study, as far as I am aware, may be the first attempt to examine the effects of urban housing demand on rural land and rural livelihood activities in Nigeria in general and in the new federal capital, Abuja, in particular. This is a departure from most previous studies that have focused on such aspects as resettlement, housing problems, population growth, etc, within specific settlement without specifically considering the effects of these variables on the hinterlands of the urban centres concerned.

The present study intends to extend our understanding of rural-urban relationships in a developing society like Nigeria. The findings of the study would be of importance to urban policy makers both in the public and private sectors. Administrators in charge of development control and regulation of land in the rural urban fringe would find the information generated in this study useful in the process of planning, development and management of land in the FCT in particular and other new towns located within a prosperous agricultural territory in general.

CHAPTER TWO
LITERATURE REVIEW

2.1 INTRODUCTION

The literature review focuses on theories that can deepen our understanding of rural-urban relationships as well as the concept of housing. In this respect, theories of the rural-urban fringe, land use competition, the distance-decay hypothesis, growth centre theory, the "new town" approach and the concept of housing demand are found to be most useful to the present study and are presented below.

2.2 THE CONCEPT OF THE RURAL-URBAN FRINGE

2.2.1 Definitions of the Rural-Urban Fringe

The rural-urban fringe has been variously defined as (i) a zone of transition in land use lying between continuously built-up urban and sub-urban area of a city and the rural hinterland (Pryor, 1968); (ii) a transitional zone that contains substantial but discontinuous areas of extensive agricultural uses (Wibberly, 1968); (iii) an area outside the city boundary where there is a concentration of non-farm population and where city services cease to be available (Sada, 1971); (iv) a zone of intermingled land uses characterized by irregular transition from agricultural to non-agricultural uses (Gboyega, 1986) and (v) a dynamic zone that keeps changing with time and performing special functions for the urban place and the rural hinterland (Ajayi, 1995). The foregoing definitions tend to suggest that the rural-urban fringe is a zone of mixed land uses between the city and the rural hinterland; a dynamic zone where there is a stiff competition between rural and non-rural uses of land. This study adopts this general notion of the rural-urban fringe.

2.2.2 Characteristics of the Rural-Urban fringe

The literature portrays the rural-urban fringe as being characterised by (i) a boundary in flux and therefore subject to change; (ii) rapidly growing land prices (Griffin, 1968); (iii) ease of physical access to major urban centres (Abler, et al, 1973: Tarrant, 1974); (iv) rapid conversion of land from rural to non-rural uses; (v) extensive commuting between the zone and the major urban centre with which it is in juxtaposition.

The rural-urban fringe also consists of three parts, namely, an inner fringe where land conversion to urban land uses is high, an outer fringe characterized by wholly rural land uses and the urban shadow area characterized by evidence of conversion of rural land to non-rural uses and commuting between the fringe and the major city Bryant, *et al* (1982).

2.2.3 Dynamic Processes in the Rural-Urban Fringe

Several dynamic processes are in operation in the rural-urban fringe. One of these is rapid urban population growth which, in turn, leads to increased demand for land for development in the urban area and which then drives up the prices of urban land and may force developers to look elsewhere for cheaper land resources for cheaper housing, and usually the rural-urban fringe is the location of first choice. Another factor is urban renewal programmes during which people that are displaced tend to move to the fringe for cheaper land. Improved transport technology is another factor supporting the growth of the rural-urban fringe by making interaction between the city/core and periphery a lot easier.

Bryant, *et al*, (1982) identified direct and indirect effects which the processes operating in the rural-urban fringe may have on agricultural lands. The direct effects involve the removal or conversion of land from agricultural to nonagricultural uses. The indirect effects, on

the other hand, may involve a reduction in agricultural intensification through a reduction in the quantity and variety of farm inputs used, land speculation and fragmentation. Another possible indirect effect of the factors operating in the rural urban fringe is premature 'tertiarisation' of those who might not have sufficient land to farm as a result of the conversion of land from rural to non-rural uses.

2.2.4 Evolution of the Rural-Urban Fringe

Johnson (1954:35) attributes the first use of the term "rural-urban fringe" to Smith (1947:42) who employed the term to signify the area beyond the built-up limits of the city. The evolution of the rural-urban fringe is closely associated with the development of highways (Andrew, 1945; Whitehead, 1967). The growth of the rural-urban fringe was facilitated by automobiles which encouraged suburban living as movement in and out of the city area was made quite easy.

The fact that cities all over the world tend to grow not outward uniformly, but haphazardly, makes the exercise of demarcating the rural-urban fringe difficult. Although under normal conditions, the proportion of the land use that is urban and that which is rural at the inner and outer edges as well as the middle zones of the fringe vary in a concentric manner, we would expect differences in the density of rural and urban land uses between the areas along the main transport routes and the ones not served at all by such routes.

2.2.5 Problems of the Rural-Urban Fringe

There seems to be a consensus of opinion that the rural-urban fringe is a problem area as it constitutes a contiguous zone of interaction between the urban centers and the hinterlands. The first of these problems is the irregular and shapeless form of he fringe. In this regard, Igbozurike (1976), writing on land use policy emphasized the need for the formulation of national or state

polices directed towards eradicating the shapelessness of rural-urban fringes of cities in the developing countries.

Another problem of the rural urban fringe is land speculation. Pryor (1968) observed that "the larger the size of the urban place, the greater the magnitude of land speculation at the peri-urban fringe. While Gregory (1954) noted that land speculation leads to haphazard urban growth, Ariyo (1985) identified the major reason for land speculation at the fringe as the prospect of future higher price levels for land at the rural-urban fringe. He stated that such prospects for future higher prices of land at the fringe produces cases of “land mining”, that is, the squeezing of land out of ;agriculture by urbanites or land speculators who buy large tracts of land in anticipation of reaping windfall profits from reselling or developing them or both. This results in the tendency of urban development to leap-frog around the fringe which produces an unpleasant, haphazard urban growth.

Another problem of rural-urban fringe is the presence of urban shadow of which Ariyo (1985), commenting on the northern Nigeria example, stated that

> the disorderly growth of urban settlement in Northern Nigeria in spite of a long history of government control of land is due to the presence of a shadow around them.... The shadow itself is a creation of economic interests ready to capitalize on the increased but uncertain (future) value of land - - - - aided by the apparent policy vacuum in which the actors operate (p.40).

With reference to conversion of agricultural land to non-agricultural uses, Northern (1977:43) identities five types of land that could be converted in such situations. These are (i) small irregular plots left by developers for building, (ii) land held as corporate reserve, (iii) land awaiting open sale for development and (iv) institutional reserved lands.

In the foregoing overview, it has been argued that although urbanization is global in scope, the effects are however felt much more now in

developing countries. In the same vein it can be argued that although cases of conversion of agricultural land to non-agricultural use are in evidence in Western countries, the rate of conversion of prime agricultural lands to nonagricultural uses is higher in the developing countries where the rates of urbanization and population growth are higher. It is in this context that the effect of urban housing demand on rural land use pattern is to be examined in our study area, the FCT Abuja.

2.3 DISTANCES-DECAY THEORY AND RURAL LAND USE PATTERN

2.3.1 Introduction

Rural land use pattern is defined by Found (1971) as the geometrical groupings of fields and larger land-use areas at the farm, regional and interregional levels. It is an aspect of the earth's surface which interests anyone concerned with the planning of land resource use. Found (op. cit) has rightly observed that land use patterns, being a complex phenomenon, are often difficult to analyse and understand. A set of theories and simple principles or concepts are required, therefore, to facilitate a better understanding of the processes of rural land-use pattern. The distance-decay theory around an urban area is one of such devices for providing an explanation of variation in land use pattern over space.

2.3.2 The Distance-Decay Function

Found (1971) proposed three concepts relating land use and land value that helps to gain an insight into the distance decay function. These are (i) the land's potential for urban development, (ii) the land's value as a rural residence or play-ground for urban dwellers: and (iii) the effects of urban employment on farm output. These concepts are examined below.

According to Found (*ibid*) a piece of rural land's potential for urban development relates to the process of the land switching from rural to urban uses along the periphery of the city. Such

a switch occurs because the prices paid for land by urban users far exceed those which farmers can afford to pay, unless the government intervenes by enforcing measures of control over land value and use. For land expected to become urban in a very short time period, the present value will be very high while land to be developed further in the future will have a lower present value. This process has been referred to as the "speculative process" that gives rise to a schedule of present land values which declines from the periphery of the city outwards. Thus, the urban speculative value of rural land will be determined by the (i) future urban value, (ii) the timing of future development and (iii) acceptable rates of return on investment.

Sinclair (1967) has also pointed out that expected urban development can affect both the present land use as well as its value. Sinclair (*ibid*) argues that agricultural land use intensity generally declines as one approach cities (i.e. North American cities). However, he observed that the situation could be a reverse case if farmers, realizing that an early switch to urban use was probable, decided to abandon conservation practices and deplete the land resources through very intensive use over a short period of time. Thus, declining or increasing agricultural use with distance from the city would depend on the nature of the land use.

Another reason given for declining intensity of use with proximity to the city would be the tendency for some farmers to forfeit optimum profits at the present in anticipation of high future profits from urban development. Found (*op cit*:77) argues that such farmers would subconsciously place a much higher price on their own labour than the usual common ones, thus reducing the present labour input on their farms. Another factor identified leading to low intensity of use is the sale of rural land to non-farmer speculators, who may lack necessary capital or even interest to undertake agriculture and would prefer to keep the land idle until urban development occurred.

2.3.3 Relationship of Residential Value of Rural Land with Distance from the City

The second quality of rural land surrounding an urban area which could actualize the distance-decay function is its value as a residence. According to this concept certain persons or groups employed in urban areas would prefer to live out of the city or the rural-urban fringe either because of particular amenities provided in the rural country side or because of relatively inexpensive living costs (Found, *op cit*) The reasoning is that if the demand for such land is high, urban buyers will out-bid the value of land for agricultural purposes for non-agricultural uses. Since proximity to the city is virtually important for this land, one would expect the values paid by urban employees to decrease with distance, thus, producing a decay function.

2.3.4 Relationship of Land-Use Intensity with Distance from the City

The third factor, according to Found (ibid) which could affect agricultural land use around an urban area is the factor of employment either on part-time or full-time basis in the city. Found argues that if city wages are higher than the returns obtainable from their labour on the farm, the opportunity cost of their labour could lead to a reduction of labour inputs in agricultural production. Thus, if the availability of urban employment increases with proximity to the city a distance decay function for land - use intensity could occur.

In conclusion, Found (Ibid) points out that it should be noted that all or none of these concepts might have some application in a given situation. This explains why more empirical research remains to be done in rural-urban fringe areas as well as much broader rural areas surrounding urban centres, as there may be other urban phenomena that could bring into effect other types of distance-decay functions.

It is in this context that this attempts to identity other urban phenomenon that may exist in the rural-urban fringe of a rapidly growing capital city (Abuja) in a developing economy may enrich the literature on rural-urban relationship research.

2.4 LAND USE COMPETITION THEORY

Land use competition can be regarded as a condition in which a given piece of land is being sought after by many land users (Found, 1971). It is assumed that the decision maker puts the land to its best use and the best use for a piece of land is that which yields the highest rental value at a particular time,

However, this condition does not always hold as a rule as certain existing circumstances may determine the best alternative and as such could override the initial determining factor. Thus, the decision maker may put the land to a use which is not the best for the land. One of such factor could be lack of intending uses and in this case, the rental value of the land is regarded as zero. The decision maker, in trying to make-up his mind on which use to put the land usually evaluates or ranks the use of the land on the basis of the average returns or economic rent which the piece of land can bring. In this case, in order to maximize net income he will automatically choose the use or uses yielding the highest economic rent. Another factor that may influence taking a different decision is a situation where the user lacks the necessary input needed for using the land so as to generate the highest economic rent.

Abler *et al* (*op. cit*), in advancing answers as to why users are willing to pay a high cash rental for land in the rural-urban fringe, pointed out that the relative location as well as the site features are important determinants. In this context, relative location refers to a piece of land's situation with respect to other activity areas inside or outside the city. Thus, within a rural-urban fringe or within the outer periphery of a built up area, a ceiling rent exists which is the

upper limit at each site for potential users. A ceiling rent for use at a site is the maximum rental value that a user would pay for that site (Found, ibid).

The relevance of land use competition theory to the present study area (Abuja) is best understood in the period before and after the creation of FCT in 1976. The period before the creation of FCT the entire area was dominated by subsistence agriculture as the major land use. However, the period after the creation of FCT witnessed a trend of competition of several land uses ranging from urban development (mainly housing), recreation, forestry, conservation and environmental protection among others. The competing demand for land by various land uses may have resulted in the tendency of unauthorized conversion of rich agricultural land (especially at rural-urban fringes) to non-agricultural uses, to the extent that the rural land use pattern may be altered considerably. Such conversion of land to non-rural uses arising from land use competition will, no doubt, affect the peasants who derive their livelihoods directly from the land. This study will examine how land conversion arising from land use competition has affected the livelihood activities of the affected people.

2.5. GROWTH CENTRE THEORY

The logic of the growth-centre policy of regional development is that capital investment in selected towns in a depressed region will create growth conditions in the region by (i) stimulating food production for the growing urban population; (ii) by increasing the demand for industrial raw materials to be met by the rural hinterland, (iii) through backward linkages of growth centre industries that will invest in the rural areas to produce the required industrial raw materials; (iv) by employing surplus rural labour in alternative forms of employment in the growth centre industries and (v) through financial remittance to rural areas by immigrants in the

growth centre (Ariyo, 1987). First introduced by Perroux (1955), the growth pole/growth centre theory generated considerable enthusiasm and was widely adopted in developed and developing countries of all types and shades of political ideology (Kuklinski, 1972 in Ariyo, 1987).

The tactics of the growth - centre policy are to reduce the backwash impact of core regions by diffusing growth points. Where a region or country is dominated by one growth point, usually a primate city, which impoverishes the rest of the territory by drawing all the growth elements to itself, the policy calls for the identification of other towns with growth potentials, investment in overhead capital in such towns and the granting of generous incentives to the private sector to attract business to locate in them. It is hoped that such induced growth centres would, through their industries, stimulate growth in their surroundings, reduce the negative impact of the core region and serve as building blocks for regional and national development and integration (Ariyo, ibid).

Abuja is supposed to play the role of a growth centre, being located in the middle belt that is devoid of large urban centres. It is quite doubtful if Abuja is playing this role effectively? Rather than stimulate agricultural development, one suspects that the great demand for housing in Abuja may actually be taking land out of agriculture and perhaps creating some level of premature "tertiarisation" among the people in the rural areas of the Federal Capital Territory.

2.6 THE NEW TOWN CONCEPT

2.6.1 Introduction

The "new town" idea came to limelight following the publication of the "The Garden Cities of Tomorrow" in 1898 by Ebenezer Howard, who subsequently built two new (garden) cities, namely, Letchworth in 1902 and Welwyn in 1920. The new town concept, following this

development, became an international phenomenon with its adoption in several countries like Britain, Russian, Poland, German, Venezuela, among others. Several definitions of the concept of "new town" have been given some of which are summarised below.

2.6.2 Definitions of 'New Town'

First, the United States Advisory Commission on Intergovernmental Relations (ACIR) (1968) defines a new town as "an independent, relatively self-sustained, planned community of a size large enough to support a range of housing types and provide economic opportunities within its borders for the employment of its residents. Characteristically 'new towns' are supposed to be large enough to support a balanced range of public facilities, social and cultural opportunities. They are also to be surrounded by a green belt of open space which serves to relate it directly to the surrounding country-side and to limit its size within a pre-determined range in terms of population and area. In addition, new towns are supposed to be started on previously underdeveloped land and are to be built in stages over a period of time.

The British defines new town as a complete small city with dwellings, jobs, and a full compliment of community facilities, fixed population and area and held firm by an encircling green belt (Eldredge, 1974). The Garden Cities and Town Planning Association (1919) defined a new town as a town designed for healthy living and industry, of a size that makes possible for a full measure of social life, surrounded by a rural belt.

2.6.3 Objectives and principles of "new towns"

Osborn and Whitech (1963) stated two key objectives of developing new towns, which are (i) to relieve population pressures in intensively built-up metropolitan areas, by reducing the concentration and places of employment while allowing the re-building of existing central cities.

and (ii) to provide a pattern of urbanization based on employment opportunities in depressed and underdeveloped rural and agricultural areas that are loosing population to the large cities.

Accordingly, four fundamental principles govern the design and execution of new towns. These are (i) limitation of their population through policy and of their area through the reservation of rural green belt around them; (ii) growth by colonization. That is, new towns are associated with expropriation of land, relocation, demolition, *et cetera*, so as to attain their new roles and status; (iii) providing them with a variety and abundance of economic and social opportunities and (iv) the control of their territorial lands in the interest of the public.

2.6.4 Some Lessons from the Application of the "New Town" Concept

The major lessons that can be learnt from the objectives and principles of 'new town' are as follows: One, the design and execution of a new town must be done by an autonomous development authority such as the Federal Capital Development Authority, (FCDA) Abuja which was created as the development agency for Federal Capital City. Two, the development of a new town must be done in phases in accordance with a time -bound phased master plan which is designed to guide the implementation. Three, the physical building, socio-economic, political and cultural aspects of a new town are developed gradually. Four, a new town must not be conceived at ad-hoc sub-national levels but rather should be part of a national plan for economic development and organization of settlement systems. They should therefore be integrated into the national development plans (Onokerhoraye and Omuta, 1994).

Abuja as a new town was conceived along these lines but its development was not in strict compliance with its master plan leading to land speculation, haphazard development and the conversion of lands into uses that they were not supposed to support.

2.7 THE CONCEPT OF HOUSING AND HOUSING DEMAND

2.7.1 The Concept of 'Housing'

Housing, as commonly used, implies shelter, but it is equally much more than that especially when defined conceptually. Several definitions of housing have been given in the literature. The definitions that are outlined here are those that relate directly to the problem of this study. Generally, housing is defined as a physical entity, a social artifact, an economic good, a capital stock, a status symbol and sometimes a political instrument to attract an electoral support (Onibokun, 1985). Bourne (1981) has identified five definitions of the concept of housing. First, he defined housing as a physical facility or structure, which provides shelter to its occupants, consumes land and demands the provision of other services such as water, sewage as well as social services to households. The second definition of housing offered by Bourne (*ibid*) is housing as an economic good or commodity that is durable and which is exchangeable in the market as an investment with good returns to its owner. Thirdly Bourne (ibid) perceived housing as a social or collective good. This is to say housing is conceived of as a social requirement that should be provided to every one just as education, food and health is meant for all.

The fourth definition of housing offered by Bourne (*ibid*) is housing as a package or bundle of services, particularly neighborhood services such as parks schools and other related services. Fifthly Bourne defined housing as a sector of the economy, that is to say a component of fixed capital stock, a means of producing wealth and a tool for government in regulating economic growth (*ibid*: 126). From these definitions of housing as a physical structure, and economic good, a social good and a bundle of services we can conclude that the concept of housing is multi-dimensional in nature- physical, economic and social.

2.7.2 Housing Demand

There are two types of demand for housing. The first is the demand for the services a house provides while the second is the demand for a house as an investment. Under the first type of demand for housing, that is, the demand for services or utility that a house provides, come the people who rent houses or build their own to live in them. By renting they purchase the right of use of the house and by building a house with the intention to use it, the builder is purchasing the right of use as well as undertaking and investment with a higher future value. Under the demand for housing as an investment, the prospective investor either builds a house or purchases an already existing one. Either way the intention is to make a profit.

In the present study, the housing demand of medium and low income people surveyed is the demand for the utility value of houses which implies that most of them would be renting their housing accommodation, i.e. purchasing the right of use of houses. This is not to say that a few of them would not come under the demand of housing as an investment. Those people in the FCC who have an investment demand for housing are the investors in real property who are building in both the FCC and the rural areas of the FCT.

2.7.3 Factors Affecting Housing Demand

In general three main factors affect housing demand Borne (ibid). The first is population growth which determines potential housing need of the people of an area. The second factor is demographic structure of the community- age, household size, etc, which determines the type and size of housing need of individual households. Income is the third factor which controls housing demand. Income determines the effective housing demand of individuals and households, or the ability of individuals and households to purchase the right of use or to invest

in different types of housing. Two other factors which are related to income in determining housing demand are housing preference and tastes. The richer a person is, the easier it is for him or her to purchase the right of use or invest in any property that meets his/her preference and tastes. A community with a generally high income level will also feature a wide range of housing types because of the effective demand for a wide range of house which exists amongst its denizens. Taxation and investment policies of government also affect housing demand as they may encourage or discourage housing development. Usually, policies geared towards low taxes, low interest rates and low inflation provide a stable and conducive environment for investment in housing and other economic sectors as well.

The demand and supply situation of housing for medium and low income people in the Federal Capital city are examined in the this study as well as the response of the people to the mismatch in the supply and demand for such housing in the city.

CHAPTER THREE

METHODOLOGY

3.1 INTRODUCTION

For the sake of coherence and clarity of presentation, the study objectives are re-stated one by one below and the type of data required, their sources, and methods of collecting and analyzing them to achieve each objective are specified below. This deviates somewhat from the convention of classifying data as primary and secondary. All the same, the reader will have no difficulty in determining which data source is primary and which is secondary.

3.2 OBJECTIVE 1

To examine the general land use plan for the FCT with a view to identity and quantity which areas have been set aside for urban development, agriculture and environmental protection (green belt).

3.2.1 Type and Sources of the Data Used

The information required to achieve this objective is the location and size of areas devoted to urban development, agriculture, and environmental protection (green belts) in the FCT. These data were sourced from the Abuja master/regional plan and the master/regional plans of the four selected area councils.

3.2.2 Method of Data Collection and Analysis

Careful measurement was undertaken of the different land use types depicted on the master/regional plans of Abuja and the selected four area councils. The various land used types derived from the measurement were expressed in square kilometres as proportions of the entire land area of the FCT.

3.3 Objective 2

To identify the trend in residential housing demand and supply situations in Abuja

3.3.1Type and sources of the data used

The data required and sourced to achieve this objective are (i) **s**tock of residential housing for medium and low income people in Abuja and (ii) the demand for such housing in Abuja over a ten-year period (1995-2005).

The sources of housing stock data in Abuja are the principal actors in the real estate business such as private developers, real estate agents, rent collectors, and government ministries and parastatals such as Ministry of Housing and Urban Development, Federal Housing Authority, Federal Mortgage Bank of Nigeria, and Federal Capital Development Authority (FCDA) Abuja. The private estate developers that were consulted and which provided useful information on housing in Abuja were CITEC, Shelter Initiatives, Hallmark Homes, Scan Homes and Sintax Limited.

3.3.2 Method of Data Collection

The approach used in collecting the data was to identify these actors and interview them by means of and interview schedule. The purpose of the interview is to tap from their experience about supply and demand for residential accommodation in Abuja for medium and low income people. The specific issues addressed are (i) the reasons for coming to Abuja, (ii) location of first residence in Abuja (iii) number of moves to different locations in Abuja or any other place in the FCT (residential mobility), (iv) their perception of rent, supply and demand relationship of medium and low income housing in Abuja over a ten-year period (1995 – 2005).

3.3.3 Sample Population

The sample population interviewed was drawn from the medium and low income earners such as civil servants on grade levels 01 to 12, small scale traders, artisans, drivers, etc. in the following activity centres in the FCC: (i) Federal Ministries, (ii) Abuja Municipal Area Council Departments, (iii) Wuse Market, (iv) Garki Market, (v) Apo Village mechanic workshop, (vi) Utako Motor Park and (vii) Jabi Motor Park. It was not possible to subject these very diverse groups of people to any form of random sampling. However, an attempt was made to ensure that people in diverse livelihoods were covered in these locations during the interview. The target is to use a sample population of 500 consisting of 100 civil servants and 50 each from the eight activity centres. The sampling method was therefore purposive. Kerlinger (1999) describes purposive sampling as being characterized by the use of judgment and a deliberate attempt to obtain representative samples by including presumably typical areas or groups in the sample.

3.3.4 Method of Data Analysis

The data generated as explained above were summarised by means of frequency tables and mapped to show the spatial pattern of residential mobility. In addition the responses of the interviewees (civil servants, artisans, traders, etc) were also summarized by cross-tabulation in order to bring out their perceptions of the supply and demand situations and rents of medium and low income housing in Abuja.

3.4 OBJECTIVE 3

To identify the areas in the FCT into which people from the FCC are moving to find affordable land and housing.

3.4.1 Type and Sources of the Data Used

The information required to achieve this objective is the specific settlements in the FCT into which estate developers in search of cheaper lands and cheaper residential accommodation-seeking people are moving. This information was culled from (i) the responses of the people in the survey to achieve objective 1 which also solicited information about the location within the FCT where medium and low income people who cannot secure affordable accommodation in the FCC are going to seek refuge and (ii) field survey of the four selected area councils which involved determining conversion of land from agricultural uses into non-agricultural uses, especially housing in the last tem years (1995-2005).

3.4.2 Method of Data Analysis

The data collected were summarized into frequency distribution of categories of agricultural land lost to housing by area councils. In addition the areas agricultural lost to resettlement and the areas lost to demolition from where people had to go and seek for residential accommodation elsewhere in the FCT were also summarized in tabular form.

3.5 OBJECTIVE 4

To determine the effects of the influx of people into the rural areas of FCT on rural land use and livelihood activities of the people

3.5.1 Type and Sources of the Data Used

The data required for this objective are **(**i) the extent of land converted from rural to non-rural uses in the selected area councils and (ii) the change in the occupations of the people who have lost land this way.

3.5.2 Method of Data Collection and Analysis

The information on land use change, i.e. conversion of land from rural to non-rural uses, in the selected area councils as well as its effects on livelihood activities of the people ,was derived from a survey of a sample of 50 people in each of the four area councils, making a total of 200. These people were purposefully selected on the basis of long-time residency of the settlements in the area councils and ownership of land now or before the creation of the FCT.

The issues covered in the survey included (i) the size of each piece of land converted into housing, (ii) the original use of such lands, (iii) sale prices of the land and (iv) level of adequacy of existing land for different uses and (v) alternative activities the people might have adopted to cope with the loss of their farm lands.

The data generated from the survey were summarised by means of frequency distributions of the amount of land converted from rural to non-rural uses by settlement and by year in each of the selected area council. The livelihood strategies that the people have adopted to cope with the loss of their farm lands were also summarised into frequency distributions and subjected to qualitative analysis.

3.6 DISTRIBUTION OF SURVEY QUESTIONNAIRE

The activity centres in the FCC and the settlements in the selected area councils where interviews were carried out to generate the information required in this study are shown in Table 3.1 and 3.2 and in Figures 3.1 and 3.2. A total 487 of questionnaires were administered in the nine activity area.

Table 3.1 Distribution of questionnaires in selected activity areas of FCC

S/No	Activity area	Number of questionnaires	Percentage
1	AMAC Secretariat	39	8.0
2	Apo Mechanical Workshop	53	10.9
3	Area I Motor Park	47	9.7
4	Federal Secretariat	98	20.1
5	Garki Market	52	10.7
6	Jabi Motor Park	50	10.3
7	Mabushi Motor Park	46	9.4
8	Utako Motor Park	51	10.5
9	Wuse Market	51	10.5
	Total	**487**	**100**

Source: Field survey, 2005

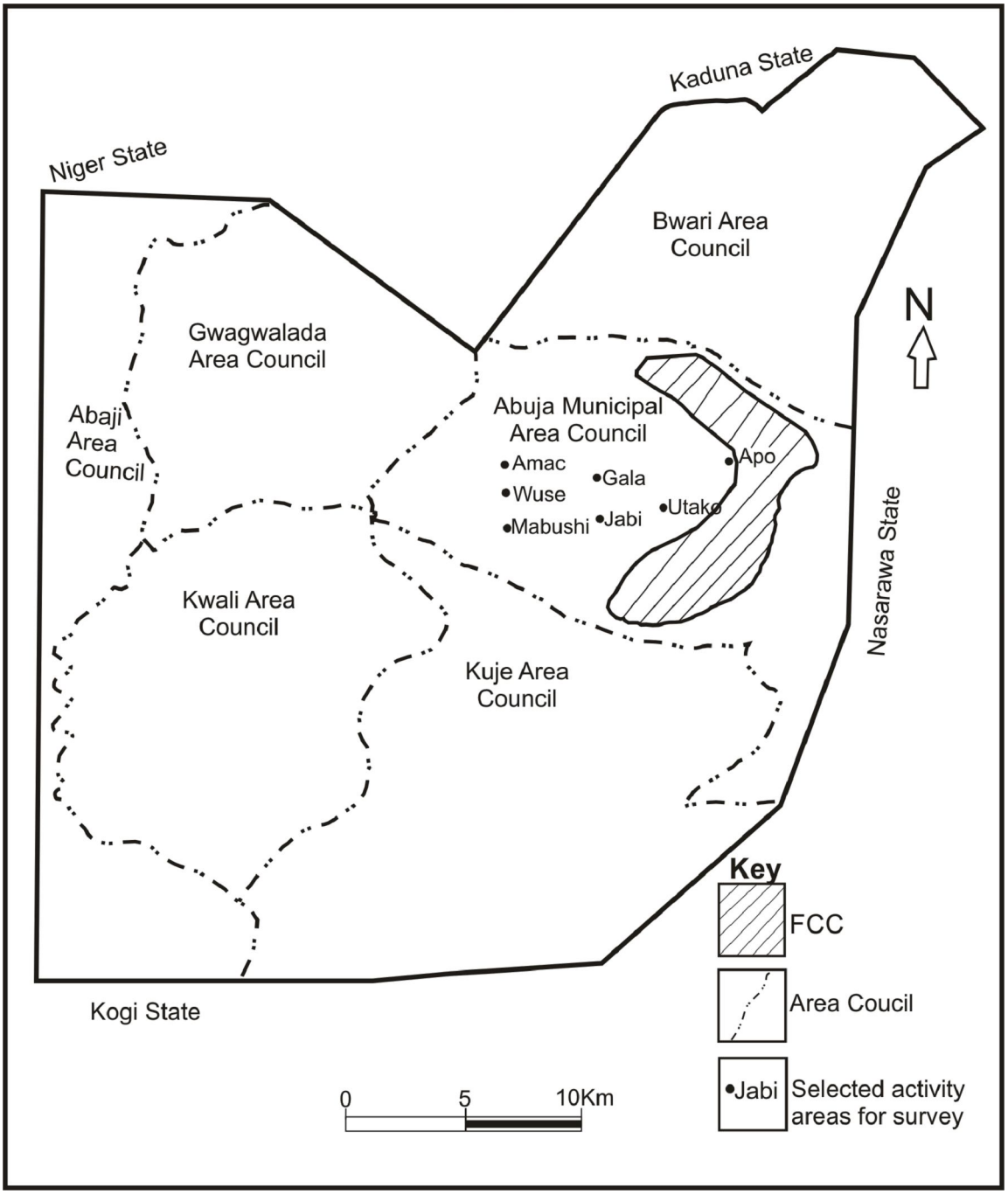


Figure 3.1: Selected Activity Areas for Survey
Source: Field Survey, 2005

The distribution of the second set of questionnaires on the effects of land conversion on the livelihood activities of the rural people in the four selected area councils is shown in Table 3.2. A total of 200 people were covered in 14 settlements within the four area councils.

Table 3.2 Settlements sampled from the selected area councils

S/No.	Name of Area Council	Name of selected settlement	No. of questionnaires administered	percentage
1	Abuja Municipal Area Council	Iddo Kabusa Karmo Pyakasa	10 10 20 10	5.0 5.0 10.0 5.0
2	Bwari Area Council	Bwari Town Dutse Alhaji Kubwa Town Ushafa	10 10 20 10	5.0 5.0 10.0 5.0
3	Gwagwalada Area Council	Dobi Giri Gwako	20 20 10	10.0 10.0 5.0
4	Kuje Area Council	Chibiri Kuje Town Pasali	10 20 20	5.0 10.0 10.0
		Total	**200**	**100.0**

Source: Field survey, 2005

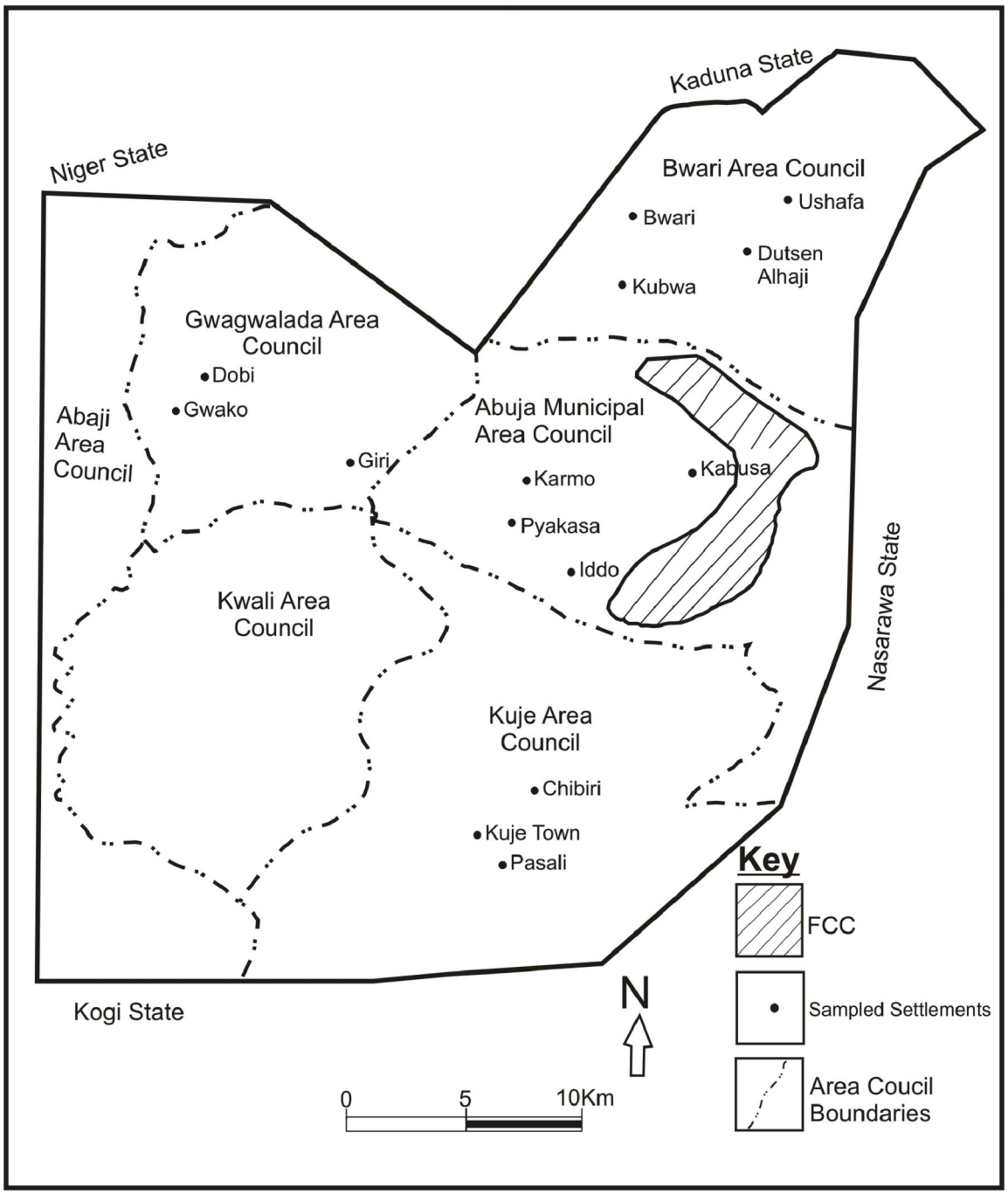


Figure 3.2: Settlements Sampled for Survey in the Study Area
Source: Field Survey, 2005

CHAPTER FOUR

THE STUDY AREA

4.1 LOCATION AND HISTORICAL EVOLUTION

4.1.1 Location

The FCT, shown in Figure 4.1 is located between latitude 8.25 and G.25 North of the equator and longitudes 6^o 45, and 7^o45 and 7^o 45, east of Greenside. Its boundaries are defined in the federal capital territory Decree (no. 6 of 1976) as:

> Starting from village called Izom as 7^0 latitude and 9^0 15 N latitude, project a straight line west wards to a point just North of Lehu on the Kemi River, then Project a line along 6^0 47 ½ South ward passing close to the villages called Semasuzin and Bassa dawn to a place a little west of Abaji in Kwara state, thence project a line along parallel 8^0 27 1/2 ' N latitude to Akinza village 7^0 6'E (on the Kunama River); thence project a line to Buga village on $8^0$3'N latitude on $7^0$20'E longitude; thence draw a line northwards joining the villages of old Karshi and Karu. From Karu the line should proceed along the boundary between the North-West and Benue-Plateau States as far as Karu; then a line should proceed along the boundary between North-Central and North-Western States up to a point just north of Bwari village, thence the line goes straight to Zuba village and then straight to Izom.

The FCT covers some 8000km^2 lying close to the geographical centre of the country. Its location is fully within the region generally referred to as the "middle belt" (Mabogunje, 1977 and Akerele 1991) and North-Central geo-political zone. It is bounded by Kaduna state in the North, by Nasarawa State to the South-East and by Kogi and Niger States to the South and south-west respectively.

4.1.2 Historical Evolution of the FCT

Over the years the Federal Government, on the realization that Lagos was increasingly becoming unsuitable as the Federal Capital due to multi-dimensional problems it faced set up a seven-man committee in August 1975 headed by Hon. Justice Akinola Aguda, to examine and advise on whether or not Lagos should remain the Federal Capital.

After an exhaustive examination of memoranda from experts and the public the committee made a unanimous recommendation to the Federal Government that a new Federal Capital was desirable and needed to serve as a symbol of unity and great aspirations for all Nigerians. It recommended 13 criteria for selecting the site of the new Federal Capital Territory as shown in Table 2.1. According to the committee the area around Abuja met these criteria and so it was recommended to the Federal Military Government that the new Federal Capital should be sited in that area.

Table 4.4 Criteria for selecting the site of the new Federal Capital Territory

S/No.	Criteria	Weights by percentage
1	Centrality	22
2	Health and climate	12
3	Land availability and use	10
4	Water supply	10
5	Multi-access possibilities	7
6	Security	6
7	Existence of local building materials	6
8	Low population density	6
9	Power resources	5
10	Drainage	5
11	Soil	4
12	Physical planning convenience	3
13	Ethnic accord	3
Total		100

Source: Mabogunje, 1984

In less than two months after the submission of the panel's report, the Federal Government accepted its recommendation. Subsequently, on 5th February, 1976 Decree No. 6 of 1976 was promulgated establishing the new Federal Capital (see Appendix iv). To avoid confusion, the name Abuja borne by a town and an emirate in Niger State was changed to Suleja and the name "Abuja" was adopted for the new Federal Capital.

Today, the Federal Capital Territory is made up of six area councils namely Abuja Municipal Bwari, Gwagwalada, Kuje, Kwali and Abaji Area Councils. The first four area councils constitute this study area (Figure 1.2).

4.2 PHYSICAL CHARACTERISTICS

Generally, the FCT is basically underlain by Basement Complex and sedimentary rocks. The basement complex rocks, which are igneous and metamorphic, cover about 46 percent of the area and occur in areas occupied mainly by hills and dissected terrain (Maboganje, 1977). The sedimentary rocks, on the other hand, cover about 52 percent of the territory. They are remnants of erosional process of the quaternary period.

4.2.1 General Relief

In terms of relief, the FCT is an area of hilly and dissected terrains and undulating plains. The lowest elevation is found in the extreme south-west; in the flood plain of River Gurara at elevation of about 70 metres above see level. The highest elevation in the territory is in the north-east (Bwari-Aso Hills) where elevation is up to 940metres above sea level (Balogun, 2001).

Generally, two broad relief regions can be identified in the FCTA. These are the hilly and dissected terrains and the plains (Figure 4.1). The hilly and the dissected terrains include the following: Agwai-Karu hills, Bwari-Aso hills, Kawu hill and Suleja hills. The plains on the other land include Bada plains, Gwagwa plains, Iku-Gwara plains, Kau plain, and Rubochi plains.

It is important to note that relief features were used as a criteria in identifying the best site for the location of the Federal Capital City (FCC) and the land use planning for the entire territory. For instance absolute elevation above sea level influences climatic elements, especially temperature humidity, rainfall, cloud cover and winds. Relative relief, which is the difference between the highest and the lowest points in an area is important in determining (i) the "levelness" or 'flatness" of the land for construction purposes (ii) the potential or susceptibility of the land to erosion both in urban development and in rural land use; (iii) the potential risk of flooding which is particularly important in urban development (Areola, 1990).

4.**2.2 Climate**

The climatic conditions of the FCT are very much influenced by the territory's location within the Niger-Benue Trough, on the windward side of the Jos Plateau and at the climatic transition zone between the essentially "humid" south and the "sub-humid" north of the country. The climatic gradients within the territory are essentially from the south-west to the north-east in line with the rising elevation from the Gurara valley in the south west to the Bwari-Aso hills and the Agwai-Karu hills to the north east.

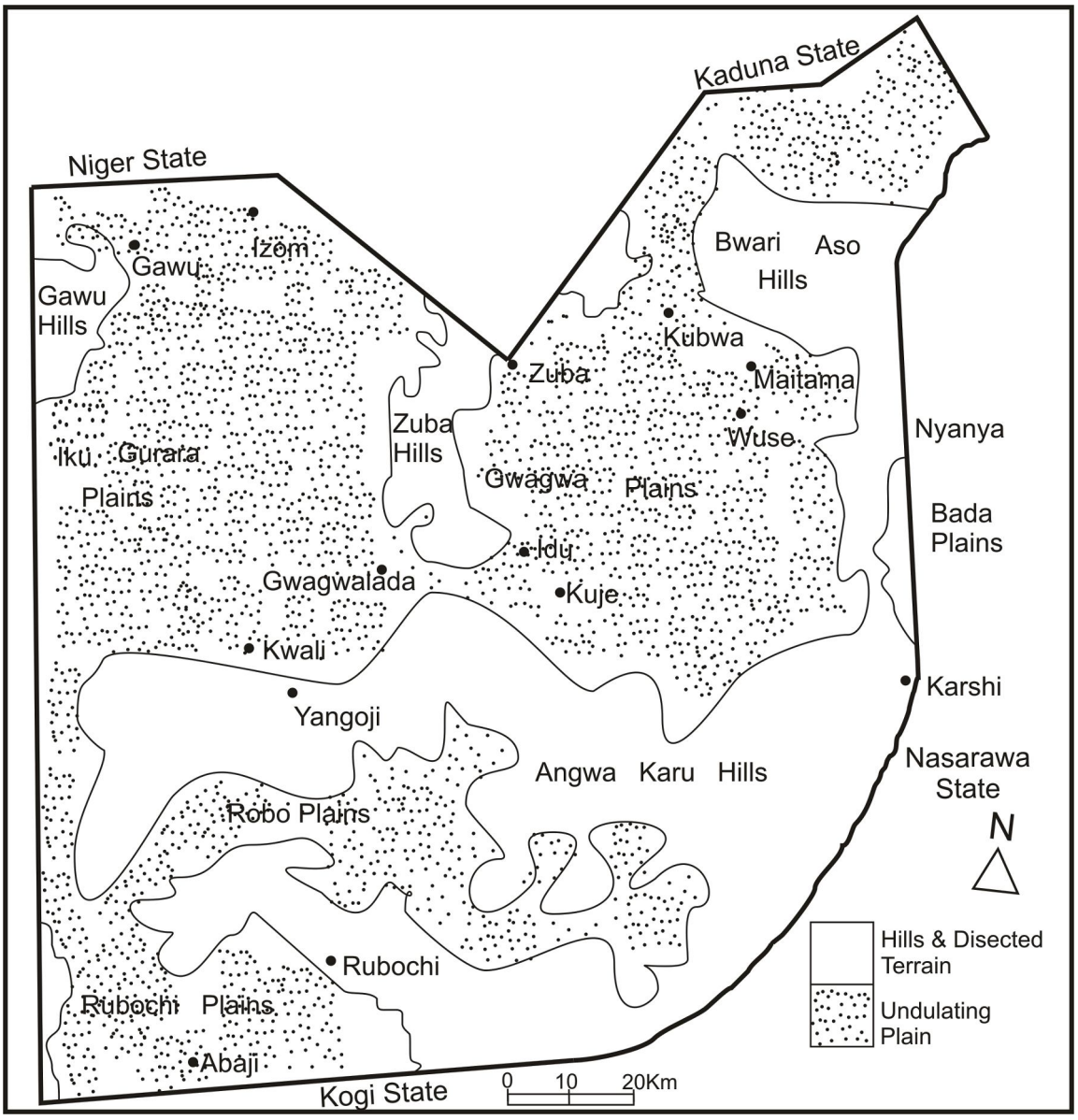


Figure 4.1: Physiological Regions in the FCT
Source: Abuja Master Plan (1979)

In terms of physiological comfort the high temperatures and relative humidity in the Niger-Benue Trough give FCT a heat-trap effect. The uncomfortable hot weather is mostly experienced in the south western parts of the FCT. However, the elevated relief features towards the north-east and east provides a more comfortable and equable temperatures such as that experienced on the Gwagwa plains where the Federal Capital City (FCC) is located.

Rainfall in the FCT reflects its location on the windward side of the Jos plateau and at the zone of rising air masses. Rainfall totals are generally high (1100mm to over 1600mm) with a spatial pattern of increase from the southwest to the northeast. The duration of the rainy season, however decreases from about 240 days in the southern to 190 days in the northern parts of thin e territory. The mean monthly distribution of rainfall shows a tendency towards extreme concentration in the three months of July, August and September and is pronounced in the northeastern part of the territory. This is important, especially considering planning the drainage works of the FCC.

Mean annual potential evapotranspiration in the territory lies between 1797 mm to the south and 1277mm to the north and actual evapotranspiration is about 1000mm. The relatively high levels of actual and potential evapotranspiration have implications for the management of reservoirs and watersheds in the territory (Areola, ibid).

4.2.3 Vegetation

In terms of vegetation, the FCT, lying in the middle belt and northern boundary of southern Guinea savanna has two main vegetation types: the forest and the savanna. The forests are of two categories namely the rainforests (covering about 74 percent land area) and the riparian vegetation complex (covering about 12.5 percent land area or 1076km^2). The savanna consists

of woodlands (12.8 percent coverage), park occupying about 53.0 percent (i.e 4231km^2) of the total area of FCT, and the shrub savanna which covers about 12.0 percent or 1032km^2 of the land area (Areola, Ibid) see figure 4.2).

4.2.4 Soils

In addition to physical feature such as the climate, topography and vegetation, the underlying rocks are also essential factors in understanding the nature and spatial distribution of soils in the FCT. In this connection the FCT has two broad geological regions, namely, the sedimentary belt in the southern and southwestern part of the territory and the Pre-Cambrian Basement Complex rock which constitutes more than 80% of the territory (Figure 4.3). The sedimentary formation consists mainly of fine-grained sandstones with inclusions of grits, siltstones and clay lenses while the Basement Complex consists of a variety of three rock types, namely, the igneous rocks the migmatites and gneiss complex and schist (including biotite, muscorite schists) generally found in the eastern and southeastern parts of the FCT.

4.3 SETTLEMENT PATTERN

Settlement pattern refers to the distribution of human habitation in groups such as hamlets, villages, towns and cities and the spatial arrangement of each of these groups in a given geographical region. Settlements are therefore a strong physical expression of the nature and workings of any given society such as the Federal Capital Territory (Balogun, 2001).

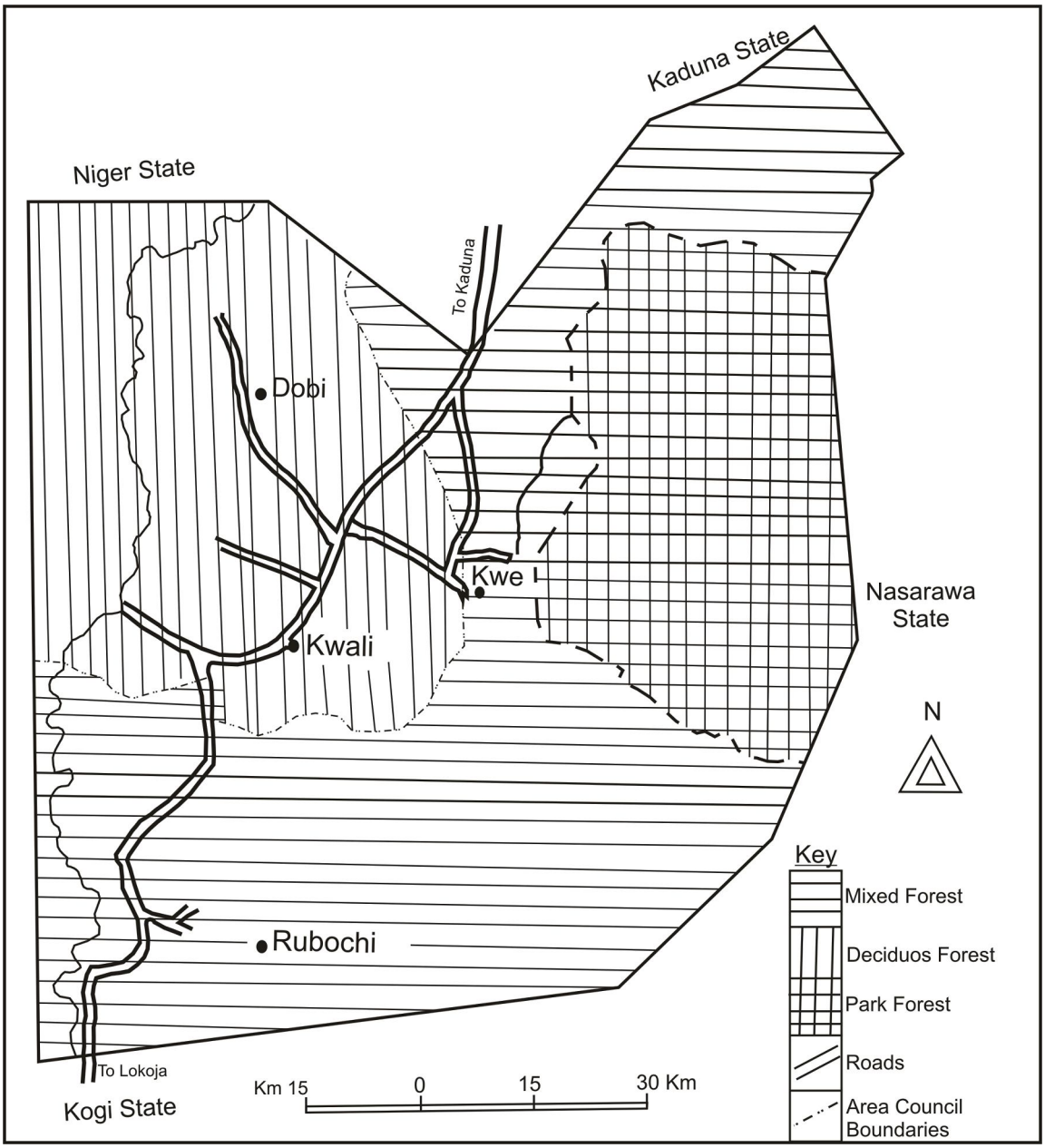


Figure 4.2: Vegetation
Source: Abuja Master Plan (1979)

4.3.1 Spatial Structure and Characteristics of the Settlement Pattern the FCT

In order to appreciate and understand the structure and characteristics of settlement patterns in the FCT the Gabayi settlement structure (who constitute 60% of the indigenous rural population) shall be used to demonstrate the pattern. The settlements are nucleated type and scattered on the plains and amongst inselbergs. In hierarchy, a village (Ayi) is made-up of wards (Asepa) or hamlets (Api) while a ward is made up of households (Apuwa). The households are tightly close together for security purposes and have narrow passages separating them. An open space is left in front of the house of the village-head (Sazyi or zhida) as market square (Gniko) The big settlements, normally inhabited by the earliest settlers become administrative units and which are called towns (Ezyi) control the subordinate settlements through the councils of ward representatives (Asepa-da), councils of elders (Azakwo-bojau, village heads (Azyida) and little holders (Abeda). It is important to note that this spatial structure of settlement was dominant in the period before 1976 when the FCT had not been created, commonly referred to as the "pre-colonial" era.

4.3.2 Present Spatial Settlement Pattern

When the FCT was created in 1976 most of the settlements were small and spatially nucleated. This is because their population sizes varied from as small as two inhabitants to less than 5000. In fact most settlements had population sizes that varied from 50 to 500 inhabitants (Gaza, 1990). On the other hand there were only three settlements with over 3000 people. They were Karu (3556), Gwagwalada (3,460) and Abaji (4,995) and were regarded as large villages because of their numerical size (Abumere, 1993).

Mabogunje and Abumere (1981) explain that the cultural landscape of the FCT is characterized by numerous hamlets and villages that are nucleated in varying degrees. They are differentiated into two settlement types by their size of population, while the former is regarded as a settlement with one hundred or less inhabitants the later is one with more than one hundred but less than five thousand people.

4.3.3 Relocation of Settlements

Among other factors considered in the sitting of the Federal Capital was sparse distribution of settlements and population. This also informed the decision by the Federal Government to adopt a policy of relocating all the indigenous people out of the FCT so as to enhance equal citizenship and unity. However, after a demographic survey that showed their (original inhabitants) population estimated at about 130,000 and considering the cost of resettlement exercise the government was forced to abandon the resettlement policy. This was informed by a sample survey of 26,328 people which showed that 78% of them were unwilling to move out of FCT (Abumere, 1993).

Similarly, there was a strong ecological argument against the wholesale resettlement. The fear was that the increased woodland regeneration which would follow, may lead to increase in tsetse-fly infestation and the sleeping sickness associated with it (Ologe, 1992). So rather than move out all the original inhabitants, the new policy was to resettle only those to be affected by the development of the Federal Capital City (FCC) and other places, designated for urban infrastructural development such as housing which constitutes a lion-share of land use in the FCT.

4.4 POPULATION CHARACTERISTICS

Population of human societies changes from the interaction of three demographic variables, namely, fertility, mortality and migration. In the case of FCT, however, immigration constitutes the most significant component of population growth variable. Available records have shown that the population of FCT has been fast increasing over the years, due to the influx of people into the territory who are looking for greener pastures or better opportunities, in addition to natural increase in population.

Abumere (1984) has provided population figures for the FCC and FCT under various working scenarios which show that the highest population projection of the FCT for 1990 is 1.4million and 4.2 for the year 2000. The lowest projected population figure for 1990 was 628,000 and 2.0million for the year 2000. The age-sex distribution of the population shows that there more males than females in the population with 52.2% and 44.8% respectively. However, more females than males dominate at lower age groups (0-24years) while more males than females dominate at higher age groups (25-54 years). The pattern is attributed to effects of age and sex selectivity in migration. The sex ratio is 123.40, the highest compared to other states of the country (NPC, 1994).

The FCT is a multi-ethnic society with Gbagyi as the dominant ethnic group constituting 60% percent. Other indigenous ethnic groups include Gade, Koro, Gwandara, Bassa, Ganagana. Other ethnic groups now resident in the FCT in significant numbers include the Hausa, Yoruba, Igbo, Mada, Kataf, Kaje (Bajju), Idoma, Igala, Birom and others.

There are two main religions practiced by various ethnic groups in the FCT, namely, Christianity and Islam. However, a small proportion may still be practicing traditional religion.

Also, considering the international status of the FCC, other religions may be found among the diplomatic community whose presence in the Abuja City is quite significant.

CHAPTER FIVE

LAND USE ALLOCATION IN THE FEDERAL CAPITAL TERRITORY

5.1 THE ABUJA MASER PLAN

One of the major policy instruments in the process of the developing the Federal Capital was the Abuja master plan. The master plan of a city is a blue-print guiding the use, development and management of land within and around the city. It provides concepts for ordering the allocation of space in a way that ensures harmony and efficiency among the various land uses and the actual and potential land users. A master plan is usually comprehensive, rational and long range in scope. It is thus a dynamic document which, while responding to the needs and demands of the moment, is also flexible enough to accommodate the changing processes of the immediate and distant future without unnecessarily compromising and destroying or distorting the concept , structure and philosophy of the Master Plan.

The goal of having the new federal capital is to have a place, which will serve as a symbol of unity and a land of equal opportunity for all Nigerians as well as a neutral land with equal rights and privileges.

In view of this goal, the attributes of the new federal capital include centrality of location, healthy climate, ample space for future expansion, accessibility to all parts of the federation, and low local population density. Other attributes are availability of local building materials, existence of substantial power resources (the Master Plan, 1979).

5.1.1 Land Use Allocation and land use budge in the master plan

According to the Abuja master plan, the development of the FCC and FCT were to be undertaken in accordance with the land allocation to various uses. The allocation of space in the

Master plan for various uses is shown in Table 5.1. When the land allocated to various uses is expressed in hectares (Table 5.2), the picture of the quantum of land allocated to each use becomes clearer.

Table 5.1 Land use allocation in the FCC

S/No.	Land use	Percentage
1	Residential	34.7
2.	Government	2.5
3.	Light Industry	3.5
4.	Recreational / Open space	32.0
5.	Commercial / Business	6.3
6.	Transportation / Infrastructure	17.4
7.	Institutional services /Facilities	3.4
	Total	**100**

Source: Review of Abuja Master Plan, 2001

Table 5.2 Land use budget in the FCC

S/No	Category of Land Use	Land budget in ha	Percentage
1.	Residential	12,486.00	48.97
2.	Government	500.00	1.97
3.	Light Industry	920.00	3.61
4.	Recreational / Open space	8,300,00	32.55
5.	Commercial /Business	561.00	2. .20
6.	Infrastructure	1,840.00	7.22
7.	Institutional services / Facilities	891.00	3.49
	Total	**25,498.00**	**100.00**

Source: Review of Abuja Master Plan, 2001

Tables 5.1 and 5.2 and Figure 5.1 show that residential use takes the lion-share of 12,486.00 hectares (34.7%) of land space in the FCC. This is followed by recreational open space with 8,300.00 hectares or 32% of land space of the FCC. Detailed allocation

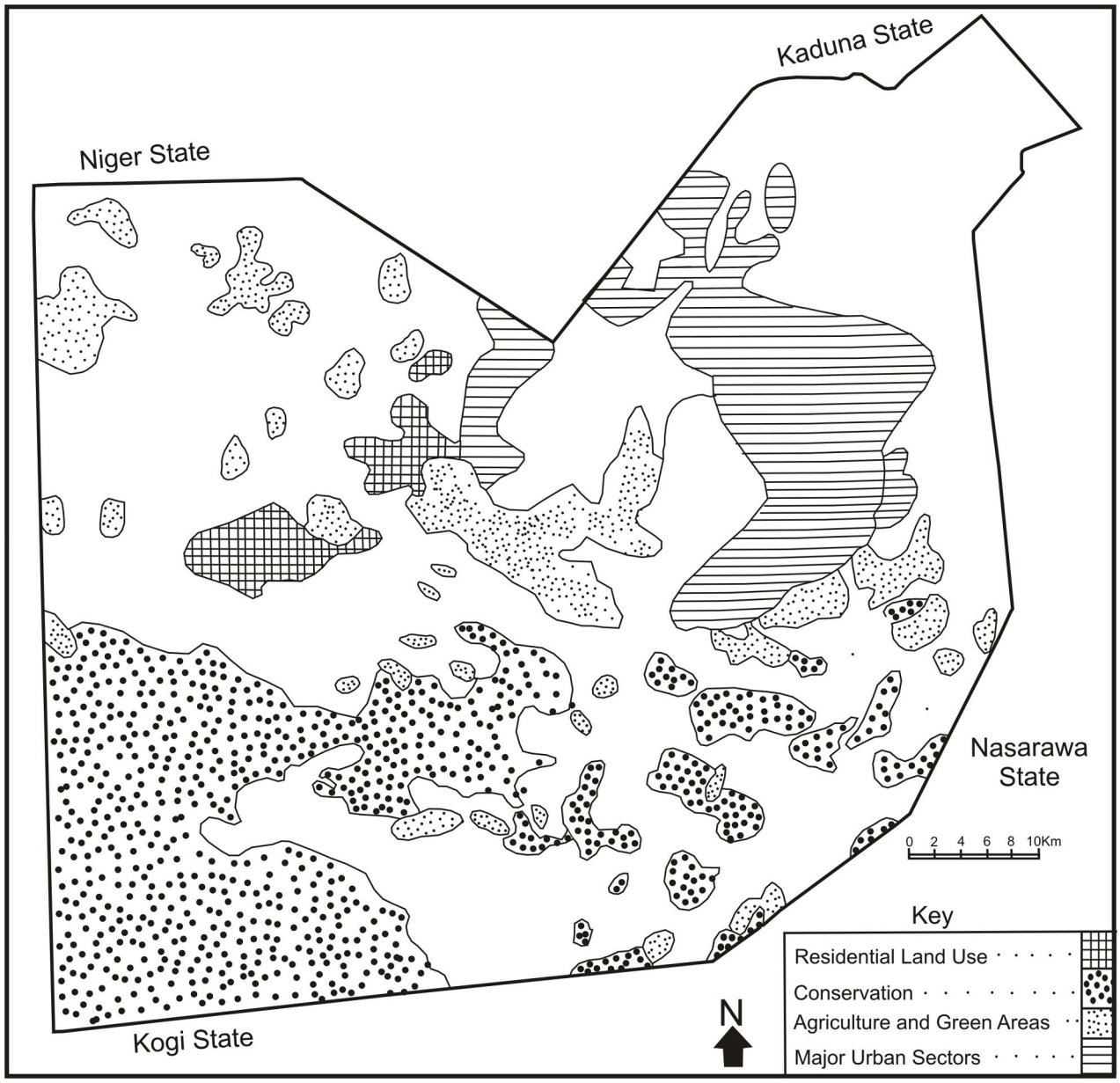


Figure 5.1: Regional Development Plan
Source: Abuja Master Plan (1979)

of residential land in plot terms in the various parts of the FCC is shown in Tables 5.3 and 5.4. It is important to point out that the central area is more of an institutional rather than a residential district. It is made up of the national assembly complex, the Supreme Court, the presidential complex, ministries, the CBD, national sports complex and embassies where most diplomatic missions are located.

Table 5.3 Residential land use allocation by district in Phase I

S/No.	District	Land budget in ha	No. of plots
1.	Central Area	1,658	Nil
2.	Garki I & II	865	3,022
3	Wuse I & II	1,530	3752
4.	Asokoro	897	2,400
5	Maitama	1,050	3610
2001	Total	6000	12,784

Source: Review of Abuja Master plan, 2001

Table 5.4 Residential land use allocation in FCC Phase II

S/No	District	Land budget (ha)	No of plots
1.	Katampe	577	1850
2	Jahi	650	1400
3	Mabushi	456	939
4	Kado	450	470
5	Utako	349	940
6	Jabi	420	546
7	Wuge	413	834
8	Dakibiyu	529	893
9	Duwami	438	853
10	Kaura	522	750
11	Duboyi	286	635
12	Gandu	499	867
13.	Gaduwa	442	832
14.	Dutse	506	910
	Total	6,537	9,592

Source: The Review of Abuja Master Plan, 2001

Table 5.5 Residential land use allocation in FCC Phase III

S/No.	Name of District	Cadzone Code Number
1	Institutions and Research	C00
2	Karmo	C01
3	Gwarinpa I	C02
4	Gwarinpa II	C03
5	Dape	C04
6	Kafe	C05
7	Nbora	C06
8	Galadimawa	C07
9	Dakwo	C08
10	Lokogoma	C09
11	Wamba	C10
12	Saraji	C11
13	Kabusa	C12
14	Okanje	C13
15	Pyakasa	C14
16	Wupa	C15
17	Industriasl Area I and Extension	C16
18	Industrial Area II	C17
19	Bunkoro	C18
20	Sector Centre, E	C19
21	Sector Centre, F	C20
22	Sector Centre, G	C21
23	Sector Centre, H	C22
24	Sector Centre, J	C23

Source: Abuja Geographic Information Systems, 2006

Table 5.6 Land use allocation in FCC phase IV

S/No.	Name of District	Cadzone code
1	Karsana East	D01
2	Karsana South	D02
3	Idu gwari	D03
4	Idu	D04
5	Karsana North	D05
6	Karsana West	D06
7	Sabon Gida	D07
8	Tasha	D08
9	Kagini	D09
10	Gwagwa	D10
11	Kaba	D12
12	Ketti North	D13
13	Sheretti	D14
14	Sheretti Cheche	D15
15	Waru- Po Zema	D16
16	Ketti	D17
17	Ketti East	D18
18	Burun West	D19
19	Burun	D20
20	Gidan Bahago	D21
21	Gwari	D22
22	Bude West	D23
23	Bude	D24
24	Kpoto West	D25
25	Kpoto East	D26
26	Chafe	D27
27	Jaita	D28
28	Mamusa	D29
29	Parfun	D30
30	Sector Centre, K	D31
31	Sector Centre, L	D32
32	Sector Centre, M	D33
33	Sector Centre, N	D34
34	Sector Centre, O	D35
35	Sector Centre, P	D36
36	Sector Centre, Q	D37
37	Sector Centre, R	D38
38	Sector Centre, S	D39

Source: Abuja Geographic Information System, 2005

5.1.2 Land Allocation in the Regional Plan

As we have observed above, the entire territory – FCT, was planned centrally within a single master plan arrangement. However, it has two components, that of the Federal Capital City (FCC) and its regions. The regional plan was therefore meant to guide and direct development process in the FCT other than the city. The Regional development plan is primarily concerned with how an efficient land use system and spatial relationship may be achieved in a way that it would integrate the city and its surroundings efficiently.

The primary objective of the regional development plan is to achieve a functional integration between the FCC and its surrounding territory through various programmes of resource development and provision of infrastructure. The regional plan makes land provision for (i) settlement growth and relocation, (ii) agriculture and forestry, (iii) extractive industry, (iv) infrastructure, (v) regional recreation centres and (vi) government reserve centres for training and research. These are shown in detail in Table 5.5 which shows that the primary sector takes the lion share of 78 percent of land allocation in the regional plan. Under this category of land uses are agriculture, animal husbandry, forestry and the extractive industry.

Table 5.7 Land allocation for different uses in the FCT regional plan

S/No	Land use type	Area (ha)	Percentage
1	Primary sector	576 ,000.00	78.2
2a	*Cultivation*	106,925	18.55
B	*Animal husbandry*	65,790	11,402?
C	*Protected areas*	140,710	24.43
D	*Protective productive forestry*	237,380	41.22
E	*Forest reserves*	25,170	4.38
3	Regional network corridors	18,000	2.4
4	Airports	3,100	0.4
5	Federal Capital City	42,200	5.7
6	Capital city	9,500	1.5
7	Reservoirs	5000	0.7
8	Urban settlements	45,600	6.2
9	Rural settlements	27,600	3.8
10	Regional structures	9,000	1.3

Source: FCT Regional Development Plan, 1981

At this point the question that naturally arises is how far the implementation of both the Abuja Master Plan and the Regional Development plan for the FCT has been successful, especially as regards the demand and supply for urban residential housing? What are the effects of such demands on the regions surrounding the city? The sections that follow are devoted to these questions.

5.1.3 Provision for Residential Housing in the Master Plan

The principal aim of the Abuja master plan in terms of residential housing provision is to "create an attractive and conducive environment for the national seat of government and provide a decent and healthy living conditions for its resident" (IPA, 1979). This is to be achieved through the provision of housing, among other ranges of supporting and complimentary infrastructure.

However, in articulating the master plan provisions for housing, it should be emphasized that housing provision may not be meaningfully articulated without first articulating those factors that intimately touch on the housing delivery processes. For example, land is in

dispensable in the determination of the location, type and number of units of housing demanded and supplied. There is thus, the need to know the land allocation provision and processes involved. Secondly, residential housing are for the people, either born in the territory or who have migrated to the city to seek various types of fortune or have been forced " to reside in the city temporary or permanently by reason of work or business.

In this connection the following questions may be asked: what population estimates and what categories of people in the population did the Master Plan hope to cater for in the variously proposed housing units? It is against this background that the type and number of housing units provided over time in different residential districts can be meaningfully assessed.

5.1.3.1 Land allocation for residential housing in the FCC

Allocation of land for residential uses in the master plan is sensitive to some critical issues such as household size and occupancy, dwelling unit types, plot size and floor area ratio (Master Plan, p.76). Housing density per hectare varies according to house types. For example between 1 and 25 units of detached units were to be built on an hectare, 100 to 133 detached or semi-detached to a hectare; 166 to 286 units of flat per hectare, 42 to 83 units of family units per hectare and 42 transitional units per hectare. A total of 25,498 (48.97%) hectares of land was allocated for residential land use in the FCC. See Figure 5.2.

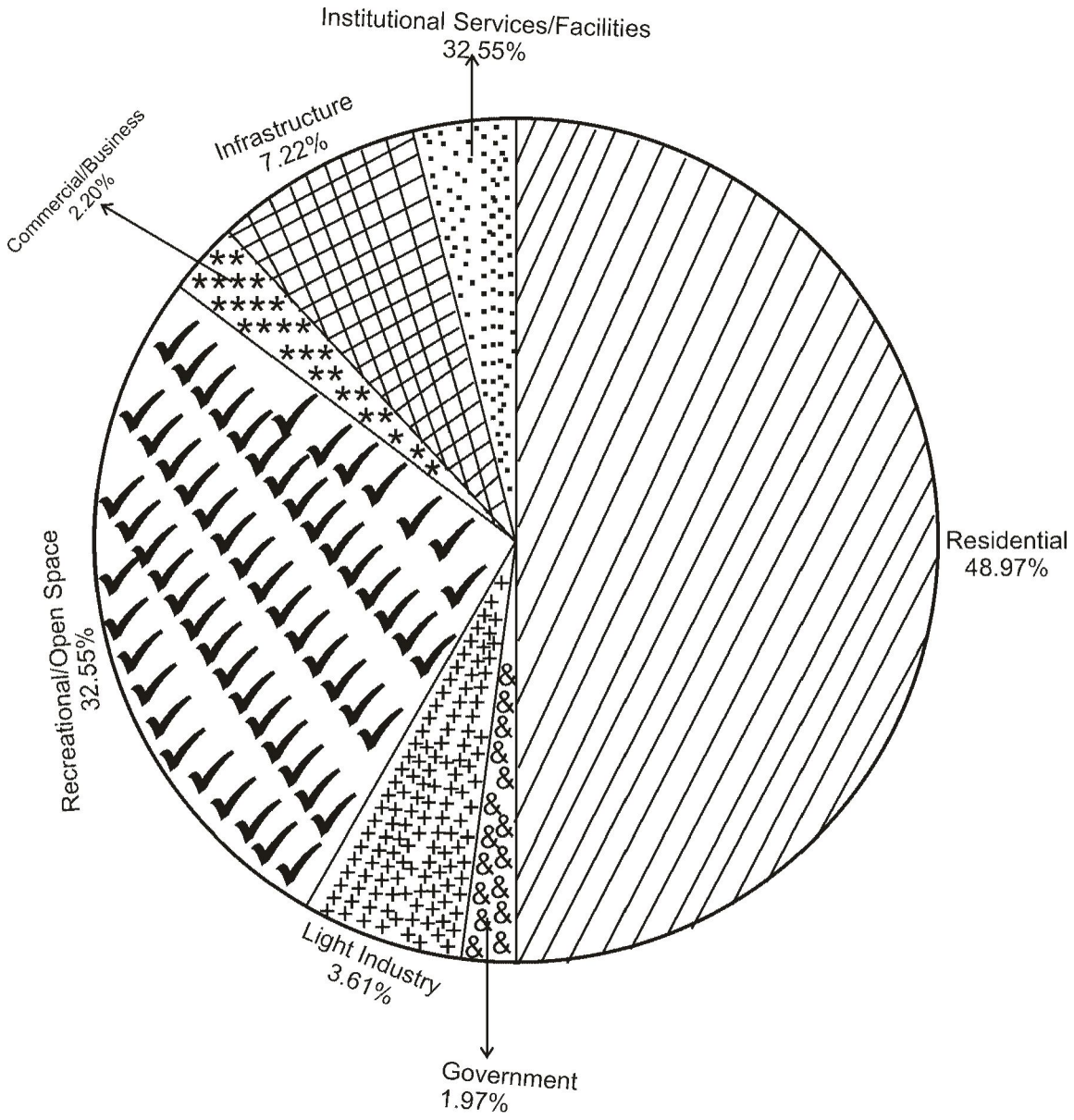


Figure 5.2: Percentage distribution of land budget in the FCC

It is necessary to point out that the master plan based its land use allocations on both “usable” and “unusable” land, reserving the unusable land such as rock outcrops for parks and open spaces. Despite this, additional unusable lands for residential purposes were found. For example, in Phase I of the developed area of FCC 4,342 hectares were allocated in the master plan for six residential districts- Garki I & II, Wuse I & II, Maitama and Asokoro. These were to be divided

into 3,698 plots. But it was discovered that only 4,039 hectares were actually usable and that only 3,450 plots could be carved out. This development has implications for the number of people that could be housed based on initial assumptions made in the Master Plan. Table 5.8 shows the land allocations outlined here.

Table 5.8 Population size and residential land allocation by district in the FCC

S/No	District	Land allocated	Size of develop-able land (ha)	Projected population	Actual population	No. of neighbour-hoods	No of Residential plots	Actual No. of plots available
1.	Garki I	365.00 ha	324.00 ha	24,000	26,000	4	383	367
2.	Garki II	400.00 ha	453.00 ha	22,000	24,100	4	1,371	1,226
3.	Wuse I	630.00 ha	614.00 ha	25,000	34,000	6	461	437
4.	Wuse II	900.00 ha	864.000 ha	28,000	35,000	9	598	574
5.	Maitama	897.00 ha	826.00 ha	24,000	30,000	4	410	348
6	Asokoro	1050.00	958.00 ha	20,000	35,000	6	469	448
	Total	**4,342.00**	**4039.00**	**150,000**	**184,100**	**33**	**3,698**	**3,450**

Source: Ago (1984, 1987); FCDA Report (1986)

5.4.2 Population Potential of FCC and its Implications for Residential Housing Demand

People demand for housing because of the many services houses provide. That is why it is important to know the number and category of people to be housed over time, their composition and characteristics and their cultural traits. These are vital for meaningful short and long term planning. The nature and magnitude of residential housing demand is to a large extent a function of the nature of the population dynamics of that community, such as Abuja, the Federal Capital Territory.

Accordingly, the master plan prescribes a target population of 1,642,000 by the year 2000 and an ultimate projected population of 3.20 million at full development after which a further population expansion is to be accommodated at the satellite towns. The approximate population of 1.6 projections was based on the assumed household size of 6 people (per household) and thus a total of 278,400 households and a residential density of about 180-200 people per hectare. This is about 30-33 household /families per hectare. At inauguration in1986 (as initially planned) a permanent population of 150,000 was expected to be in residence by the Master Plan.

Furthermore, a projected incremental population growth of the new FCC between 1981 and 2000 stands at 485, 660 and 1,642000 respectively and are distributed according to various employment categories (Table 5.9, Figure 5.3 and Table 5.9). It is important to note, however, that certain underlying assumptions which informed these population projections such as the employment projections, the type, number and location of housing units, have not been static, considering the dynamic nature of FCT with a high propensity for rapid population growth. These assumptions became unrealistic and the population estimates based on them missed the targets. This happened because three unexpected factors took the planners unaware, (i) the rapidity with which the seat of government was moved from Lagos to Abuja, (ii) the down-turn in the economy in which Abuja appears the most attractive destination of first choice by many migrants, and (ii) the political turbulence that characterises the return to civilian rule in Nigeria. These three factors have jointly induced massive migration to Abuja from all over the country with serious implications for housing supply and demand in the FCT.

Following the release of the 2006 population census result by the National Population Commission, the population size of Abuja is given as 1,405,201 (National Population

Commission, 2006) with a phenomenal annual growth rate of 9.3 percent. This is almost 3 times the national growth rate. The general assumption about the Abuja population is thought to be higher than the official figure released for 2006 census result. Our findings show that the population census exercise took place after demolition exercise had taken place, which possibly forced out a reasonable number of people to the satellite towns in the neighbouring states which did not form part of the FCT population.

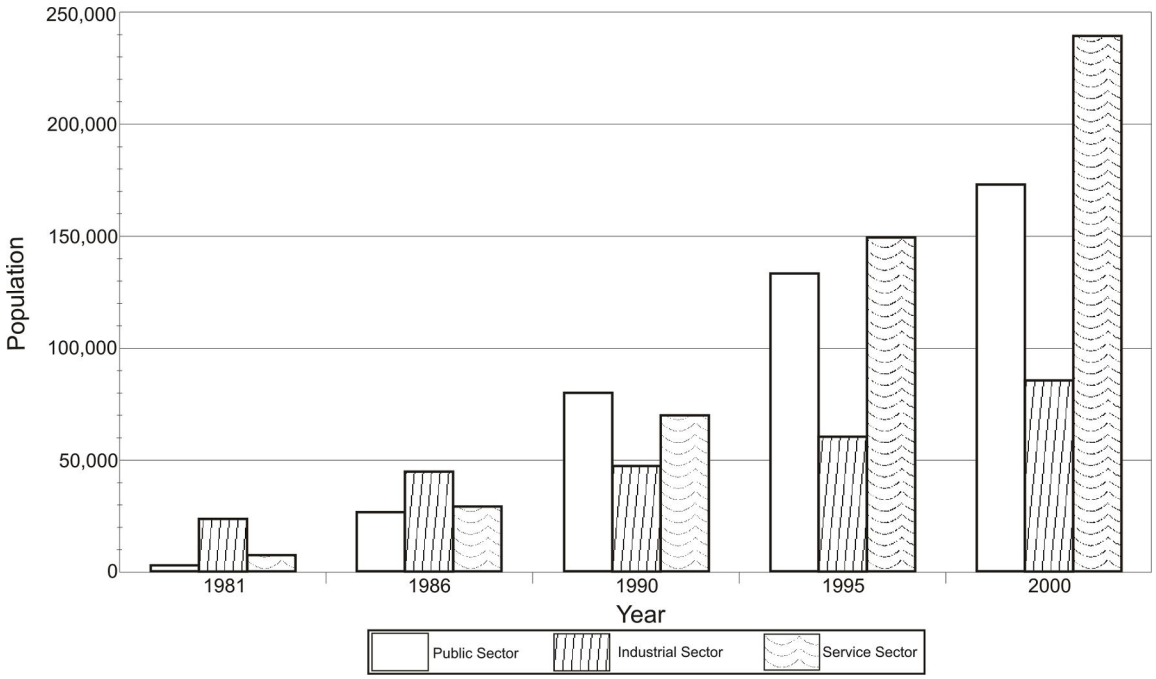


Figure 5.3: Projected Population Growth by Employment in the FCC (1981-2000)

Table 5.9 Projected population growth by employment in the FCC (1981-2000)

S/No	Employment category	1981	1986	1990	1995	2000
1	***Public sector***					
	Federal Civil service	500	11,300	30,100	45,600	60,3000
	Federal corporation	-	8,800	33,600	55,700	65,000
	City Administration & Police					
	Military	-	1,000	6,100	14 ,600	21,900
	State Government Liaison	500	3,000	5,600	9,100	12,500
	International/Diplomatic corps	-	1,800	3,000[1]	5,800	7,600
	Subtotal	1,000	26,600	81,400	4,000	171,300
2	***Industrial sector***					
	Manufacturing	25,000	40,500	40,500	40,500	40,500
	subtotal	25,000	44,000	47,000	62,700	84,200
3	***Service sector***					
	Transport and communication	1,500	4,300	11,400	16,300	24,000
	Wholes/Retail trade	3,000	12,000	28,300	53,500	88,300
	Finance, insurance					
	real Estate services, other	-	3,600	8,200	21,300	28,900
		-	8,200	21,000	59,180	100,650
	Subtotal	4,500	28,100	68,900	150,280	241,850
4	***Total formal employment***	30,500	98,800	197,300	347,780	197,350
	Informal employment	3,200	11,100	118,380	235,600	361,000
	Total employment	33,700	109,900	315,680	583,380	853,350
	Total population	39,050	157,750	485,000	1,000,800	1,642,100
	Employed peoples as % of total population	85%	70%	65%	58%	52%

Source: Abuja master plan, (1998), p. 60

Table 5.10 Major types of proposed dwelling units and land use intensity in the FCC

S/No	Housing type	Sub –type	Plot area for household (m^2)	Built space for household	No. of swelling units per hectare (spatial standard or land use intensity)
1.	Detached/ semi detached	a. large b. medium c. small	1,000 100,-800 75-100	120-160m^2 70-100m^2 30-60	Between 1-25 units/ha for detached to 100-133 units/ha for semi-detached
11.	Serviced land	a. large b. medium	1,000 400		
111.	Flats	a. large b. medium c. small	80 60-80 35-60	100m^2 85-100 45-70	166-286 units/ha
1v.	Multi-family	a. 2-3 family b. 4 family c. Transitional	120-150 180 240	40-75 60-80 60-80	42-83 units/ha

Source: Abuja Master Plan (1998), pp. 176-177

5.2 PROSPECTS FOR RESIDENTIAL HOUSING DEMAND AND SUPPLY IN THE FCC AND FCT

The foregoing overview of the provision made for residential housing in the Abuja master plan and regional plan leads to the following conclusions: The rapid expansion of FCT population has resulted in the difficulties of providing adequate residential housing facilities, especially for medium and low income people. The probability is quite high for the emergency of squatter settlements and the degeneration of otherwise planned areas into slums by those who may not be housed in the FCC. The price attached to the official allocation of land in the FCC is very high and beyond the reach of medium and low income people. These groups of people are more likely to move into the rural-urban fringe of FCC in search of housing as would prospective property developers in search of cheaper land for **CHAPTER SIX**

RESIDENTIAL HOUSING DEMAND AND SUPPLY IN THE FEDERAL CAPITAL CITY, ABUJA

6.1 INTRODUCTION

In this chapter an attempt is made to assess the demand and supply situations of residential housing in Abuja. We also examine the areas in the FCT that are providing relief for the pressure of housing demand in Abuja. The population of a community (its size and characteristics) was underscored in the foregoing chapters as a major determinant of housing demand. We also alluded to income as another key factor in housing demand. These two factors are examined more closely in the present chapter with respect to the Federal Capital City (FCC), Abuja.

6.2 POPULATION GROWTH IN THE FCT AND FCC

One of the most important characteristics of FCT population, particularly the FCC is its high growth rate. Available records show that the population of FCT has been increasing rapidly since

1976 when it was created. In 1997 the population stood at 125,000 and rose to378, 670 in 1991. According to the FCT Minister, Malam Nasir EL-Rufai (2005), the FCT was originally planned for a maximum of 3.5 million people. Today, the population is between 3 and 4 million people with a yearly migration rate of about 500,000 into the FCT. About 1.7 million of these are living in the inner city (FCC) while the remaining live in underdeveloped satellite towns.

As it has been earlier observed, this increase in population is largely attributable to the influx of people into the territory for perceived better economic opportunities in Abuja. Over 51% of the medium and low income people surveyed in the present study indicated that their main reason for coming to Abuja to was to explore the business or economic opportunities of the territory (Table 6.1 and Figure 6.1). This finding highlights the significance of migration as a factor of population growth in the FCT.

Table 6.1 Respondents' main reasons for coming to Abuja

S/No	Reason for coming to Abuja	No. of respondents	Percentage
1	To do business	249	51.1
2	On transfer (civil service)	82	16.8
3	Employment opportunity	80	16.4
4	To farm	48	9.8
5	To look for unskilled job	11	2.3
6	On transfer (private sector)	7	1.4
7	No Response	10	2.1
	Total	**487**	**100.0**

Source: Field survey, 2005.

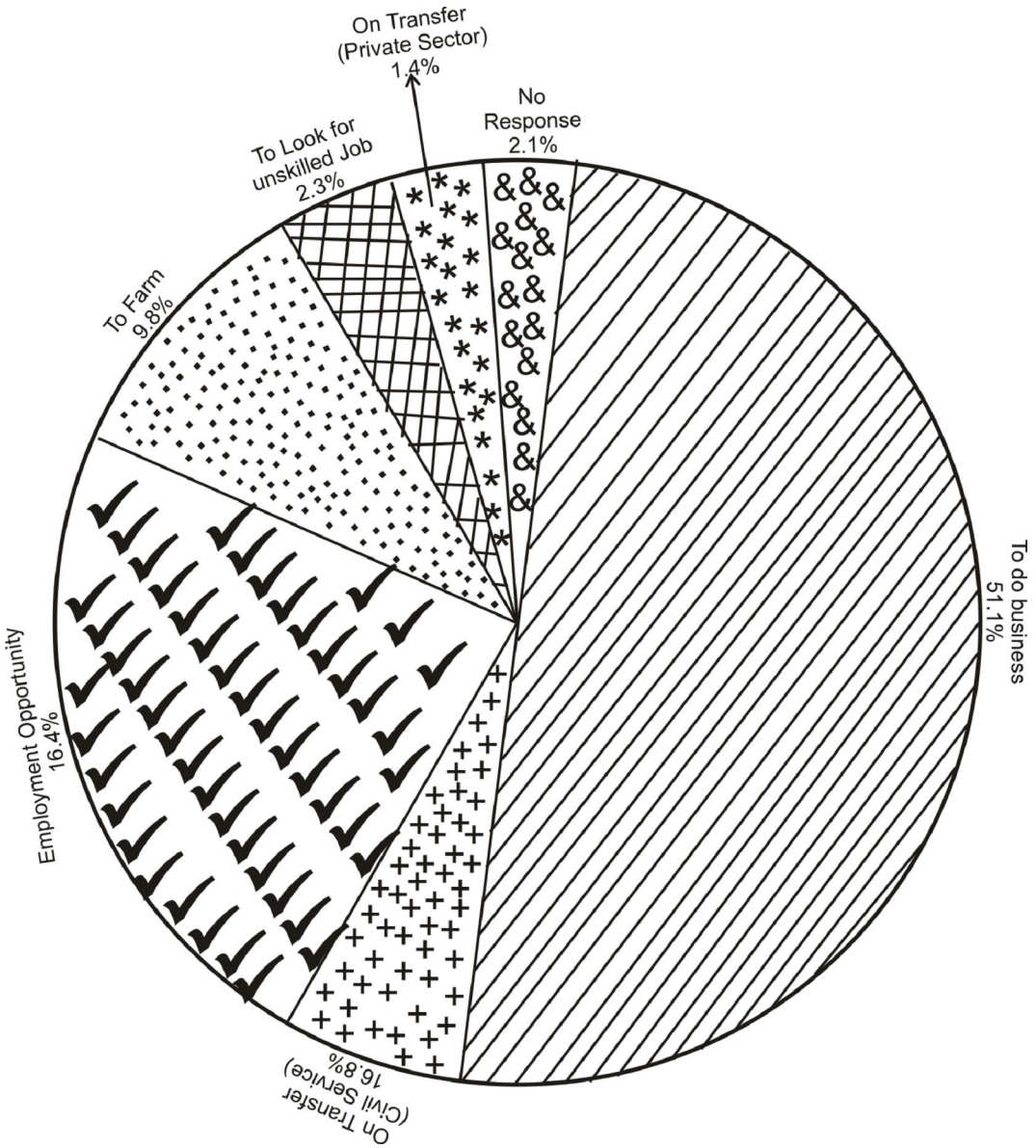


Figure 6.1: Percentage of respondents by main reason of coming to Abuja

When the population structure by age and sex distribution (Figure 6.2) is examined, it is also revealing that there are more males than females in the population with percentages of 52.2 and 44.8 respectively. This pattern is attributed to the effects of age and sex selectivity in migration. While more males dominate the age groups of 25-54 years, females however dominate the lower age groups of 10-24 years.

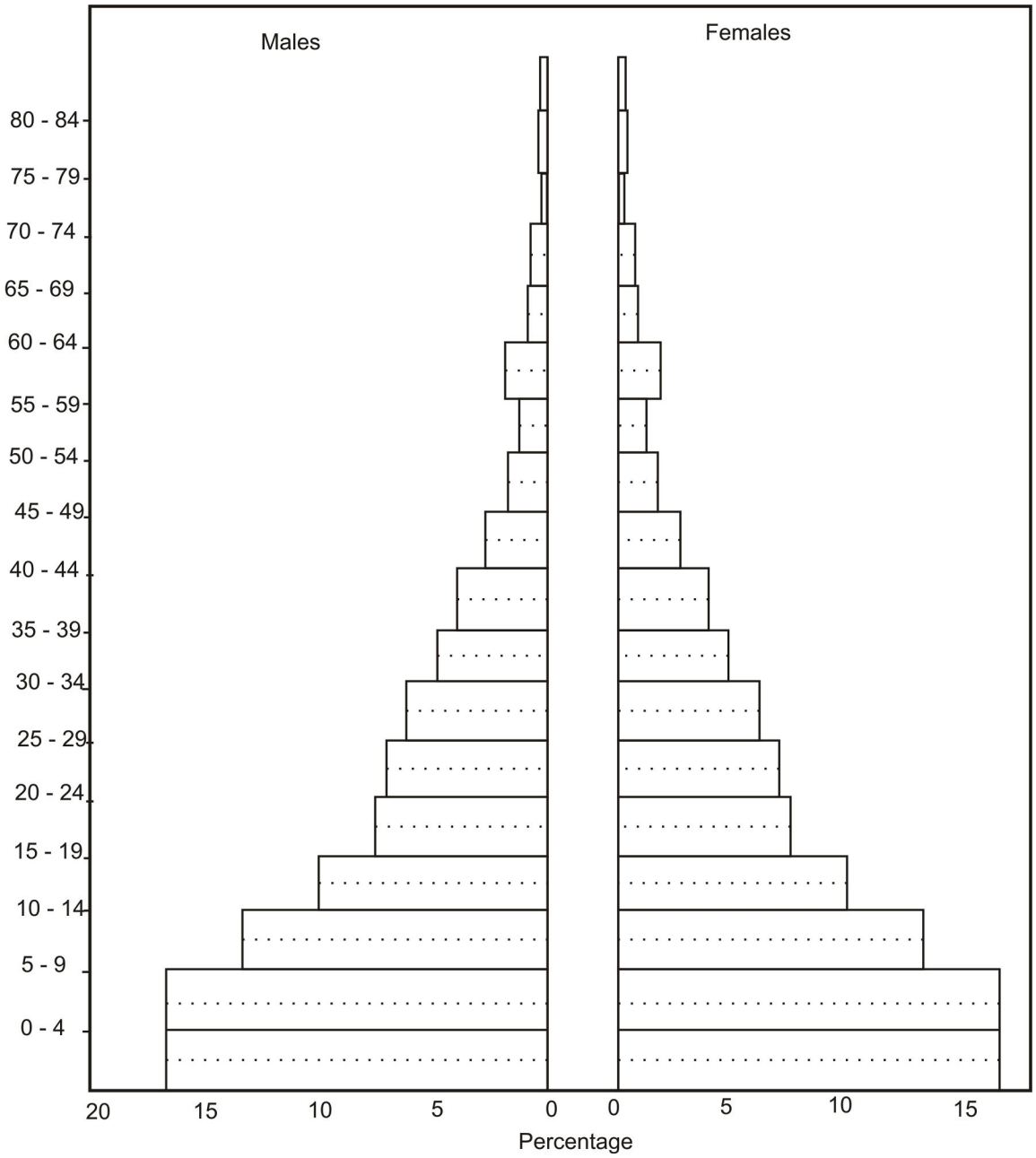


Figure 6.2: FCT Age-Sex Population Structure

Source: Derived from National Population Commission, 1994

It has earlier been observed in this study that the nature and magnitude of residential housing demand which a particular community may have is, to a large extent, a function of the nature of the population dynamics. This is true of the FCC where our survey shows that there is a continuous upward trend in the population growth pattern. The assumption made in the Master

Plan population and residential housing estimates have been found to be faulty due to underestimation of the magnitude of immigration into and its implication for residential housing demand in the territory.

6.3 INCOME PROFILE OF MEDIUM AND LOW INCOME WORKERS IN THE FCC

Income, in terms of purchasing power, is one of the major determinants of housing demand. The employment profile in our survey of a sample of FCC residents for this study shows that 27.9% are civil servants, 20.4% are skilled public employee, 15% are skilled private employee, 14.7% are unskilled workers (private and public), 6.2% are farmers and 15.3% which belong to other categories of occupations such as trading, construction, etc. Their income profile shows that 73.7% of the respondents earn between ₦5,500 and ₦15,500 per month (Table 6.2). The income figures show clearly that the majority of the respondents are indeed low income people. Income as used here refers to cash income accruing from all sources, that is, salary income and income from any other economic activity that one may be engaged in.

Table 6.2 Monthly income estimates of respondents in the FCC

S/No.	Range of estimated monthly income (=N=)	No. of respondents	Percentage
1	5,500-15,500	360	73.9%
2	10,501-17,500	35	7.2%
3	17,501-19,500	33	6.7%
4	19,501-21,500	30	6.2%
5	>21,500	29	6.0%
	TOTAL	487	100.0

Source: Field survey, 2005

6.4 RESPONDENTS' PERCEPTION OF RESIDENTIAL HOUSING RENT IN ABUJA

Under normal circumstances, where one lives and work is most likely to be where one would have his or her residential accommodation, either rented or owned. But the question here is how much can a person in Abuja where the average monthly income is N15,500 save to acquire a descent residential accommodation, either by renting or building a personal house? The increasing cost of building materials and the institutional bottleneck in obtaining official land and building approval make it practically impossible for low and medium income people to either rent or build their house in the FCC where regulatory standard are strictly applied. Our survey of medium and low income people's perception of rent for residential housing in FCC shows that a large proportion (75.6%) of the respondents indicated that rents have become very high in recent times as indicated in Table 6.3.

Table 6.3 Respondents' perception of residential housing rent in FCC (2003-2005)

S/No	Perception of rent	No of respondents	percentage
1	Not high	6	1.2
2	High	96	14.2
3	Very high	368	75.6
4	No response	44	9.0
	Total	**487**	**100.0**

Source: Field survey, 2005

The people's perception that housing rent is very high in Abuja is supported by the rent figures collected in a survey in different districts of FCC and its satellite settlements in the FCT (Tables 6.4 and 6.5) It can be seen that rents for 1 and 2-bedroom flats range for 1 Bedroom flats is between =N=120,000 - =N=400,000.00 and 2 Bedroom flat from =N=200,000 – =N=600,000

per annum respectively in the FCC. The same types of rental housing command between =N=80,000 – =N=120,000 and =N=100,000 – =N=150,000 respectively in the satellite towns. It is quite apparent from these tables that the rent charged for 1 and 2-bedroom flats are remarkably different between the FCC and the satellite towns in FCT.

Given the high cost of rent, land and cost of living, the low and medium income people would prefer to live in the satellite towns where rent is relatively lower and cost of living moderate. Generally, therefore, the very high rents in the FCC and the low income levels of the people imply that they had to seek for residential housing outside the FCC. The alternative places can only be in the rural-urban fringe of FCC where both land and residential housing could be cheaper than in the city.

Table 6.4 Annual rent for residential houses within the FCC (July, 2005)

S/No.	District	***1-bedroom flat (₦)***	***2-bedroom flat (₦)***
1	Garki	120,000	400,000.00
2	Asokaro	150,000	200,000.00
3	Gwarinpa	150,000	200,000.00
4	Wase Zone 6	150,000	200,000.00
5	Jabi	200,000	300,000.00
6	Maitama	250,000	350,000.00
7	Durumi	250,000	400,000.00
8	Utako	280,000	400,000.00
9	Wuse 2	400,000	600,000.00
10	Garki 2	400,000	500,000.00

Source: Abuja Homes, 2005\

Table 6.5 Annual rent for residential houses the satellite towns (July, 2005)

S/No.	**Satellite town**	***1-bedroom flat (₦)***	***2-bedroom flat (₦)***

1	Lugbe FHA	80,000	120,000.00
2	Kubwa	120,000	150,000.00
3	Pyakasa	70,000	100,000.00
4	Bwari	80,000	120,000.00
5	Cawagwalada	120,000	150,000.00
6	Kuje	80,000	120,000.00
7	Dutse Alhaji	80,000	120,000.00
8	Nyayanya	120,000	150,000.00

Source: Field survey, 2005

6.5 HOUSING TENURE AMONG THE RESPONDENTS

There are two major types residential housing tenure, owner-occupied and rented. Generally, under some conditions it is more economical to buy and own a house or build it. However, many people choose to rent houses due to certain reasons such as taste, need for flexibility, frequent job-related movements, high down-payment to purchase a house or simply because of low income.

Our survey of the tenure which the respondents had on their residential housing shows that 84.6% are in rented accommodation while only 15.4% owned the accommodation they were living in at the time of the survey. The likely reason is none other than low purchasing power of the poor who are the focus of this study.

Doling (1976) and Kenney (1978) in their studies on home ownership rates observe that generally, home ownership increases with household income, but at a declining rate. That the probability of homeownership increases sharply as incomes increases and then levels off and stabilizes at between 65 and 75% of all households depending on local conditions. This pattern is

not likely to be achieved among medium and low income groups in Abuja in the near future because of the generally low pace of economic growth in the country.

6.6 SUPPLY OF URBAN RESIDENTIAL HOUSING IN THE FCC AND FCT

6.6.1 Introduction

Residential housing, in general terms, is much more than mere dwelling units or shelter as sometimes referred to. It is a complex product made up of a combination of services, indoor living spaces, land, utilities, locational situations (with respect to work and community services), outdoor living space and relationships between these determinants. Thus, the provision of adequate and satisfactory housing in sufficient quantity to meet the demand has been a critical factor in the development process of a new city such as Abuja. This is because the success or otherwise of a city's housing programme would subsequently result in either the development of a conducive human environment or an unplanned slum. In Abuja, the new Federal Capital, the supply of satisfactory residential housing at an affordable cost to all income groups of the population represent one of the major policy challenges to Abuja city planners and managers.

6.6.2 Residential housing land allocation process in the FCC and FCT

The supply of residential housing to meet a particular demand in any given area such as Abuja city cannot be easily separated from the supply of adequate land in appropriate location. The supply of residential housing is generally involves a five-stage process: (i) expression of interest in a parcel of land based on a preliminary evaluation of emerging prospect for development; (ii) he parcel of land undergo initial development process such as feasibility studies, negotiations for the sale, or lease of the land or completions of statutory application form for official land allocation, (iii) initiation of housing development planning once the official allocation of land is

made, then followed by government approval process, (iv) site preparation and construction, and (v) marketing the finished housing for outright sale or rent, depending on the underlying purpose.

In Abuja, the Federal Capital City, the process involves obtaining land application form and paying the prescribed processing fee at designated banks and sending the completed for with specified documents attached to the relevant department in the office of the Minster of the Federal Capital Territory. A successful applicant may be allocated a residential housing plot in the district of his choice or in any other districts in the FCT

6.6.3 Actors in Residential Housing Supply in the FCC and FCT

Our survey revealed the following as actors in supplying residential housing in the FCC and FCT:

i. Land owners (by direct allocation, inheritance or purchase)
ii. Mortgage lenders (banks, mortgage financiers etc)
iii. Land speculators (as agents)
iv. Builders (residential)
v. Estate developers (mainly for residential purposes)
vi. Estate agents (as surveyors and marketers)
vii. Planners
viii. Community leaders (agents of land and residential housing in the rural communities of FTC)

Each of these actors plays an important role both in land and residential housing supply process. These include determining location, value, current ownership and zoning of a parcel of land. The firms involved as actors make decision on equity situation, anticipated levels of demand for land and housing, available financing, the relative attractiveness of other related types of investment and the attitudes of local interest groups to new developments.

In the course of this study, the list of estate developers approved by the FCTA to participate in the rapid development of plots in the Central Business District (CBD) within the FCC, under the accelerated Development Scheme are shown in Appendix A. The approval covers permission to develop structures of 6-25 floors in accordance with the Master Plan and in strict compliance with the originally designated land use and development control guidelines. Similarly, some property agents were appointed to play the role of land and housing marketers (Appendix B).

Another important actor, though seemingly controversial in the process of housing, are land and housing speculators. The issue of speculation in land and housing has generated a controversial debate and sometimes pubic inquiries. Some argue that speculators, like estate agents, play a useful role in bringing available land and housing buyers, sellers and tenants together, thus facilitating the transaction process. This is obviously true to a certain extent in the case of Abuja. But others view speculation from a negative perspective as invariably responsible for increasing the cost of urban land and housing through agency fees and excess unearned profits. This negative aspect results from overcharging zealous buyers, anticipating public improvements in an area such as new roads, light and water or withholding land and residential housing until prices rise further. This is a common phenomenon in the FCC, Abuja where individuals and property agents speculate on land and housing. Perhaps these negative tendencies of individuals and property agents were what led the FCT Minister, Mallam Nasir El-Rufai, to revoke some plots held-up for years, which is a clear sign of speculation (Appendix C). It is important to point out that the list of agents or speculators involved in the housing and land supply is large and so cannot, therefore, be exhausted in this study. The large number of

agents involved is due to the "lucrative" nature and the huge volume of construction activities, particularly in residential housing, taking place in the FCC**,** Abuja.

6.6.4 Existing Stock of Residential Housing Supply in the FCC and FCT

The survey carried out for this study shows that the existing stock of residential houses in the study area derives from five major sources. These are (i) Federal Government and FCDA residential houses built for civil servants, (ii) Federal Housing Authority Residential houses, (iii) houses built by private estate developers, (iv) houses built by corporate organizations and (v) houses built by private individuals

6.6.4.1 The Federal Government and FCDA residential houses

These include the stock of residential houses built before and after the official movement of the seat of government from Lagos of Abuja to accommodate civil servants. The breakdown consists of the low-cost housing scheme built during the second republic and others after the regime. Table 6.7 and 6.10 show the types and quantities of residential houses built by the Federal government, FCDA inclusive, in the study area. A breakdown according to the types of residential housing is as shown in Table 6.7.

Table 6.6 Stock of FCDA residential houses by area council

S/No.	Area council	Number of residential houses	Percentage
1	Abuja Municipal	8394	58.0
2	Bwari	253	1.7
3	Gwagwalada	5121	35.4
4	Kuje	708	4.9
	Total	**14,476**	**100.00**

Source: Field survey, 2005

Table 6.7 Types of residential houses build by FCDA

S/No	Type	Number	Percentage
1	1 Bedroom flat	9800	67.69
2	2 Bedroom flat	3,539	24.40
3	3 Bedroom flat	783	5.40
4	4 Bedroom flat	320	2.02
5	5 Bedroom flat	-	-
6	6 Bedroom flat	34	0.2
Total		**14,476**	**100.0**

Source: Field Survey, 2005

6.6.4.2 Federal Housing Authority residential housing scheme (FHA)

The Federal Housing Authority (FHA) was set up in 1973 to be the executing agency of the federal housing programme. Decree 40 which established FHA gives it the following principal functions: (i) preparation and submission from time to time to government of proposals for the national housing programme, (ii) making recommendations to the government on such aspects of urban and regional development as may be relevant to the successful execution of housing programmes approved by the government and (iii) execution of such housing programmes as may be approved by government. Accordingly, the FHA, in a bid to facilitate the provision of housing in the FCC embarked on the construction of houses in the following zones: Asokoro, Maitama, Gwarinpa, Karu, Lugbe, and Kubwa. Table 6.8 shows a breakdown of FHA houses in these districts of FCC.

Table 6.8 FHA residential houses in the FCC

S/No.	Residential zones	No. of houses	Percentage
1	Asokaro	1500	10.0

2	Maitama	1200	8.05
3	Gwarinpa	3.600	24.15
4	Karu	1805	12.1
5	Lugbe	4,500	30.19
6	Kubwa	2,300	15.40
	Total	**14,905**	**100**

Source: Abuja Homes, 2005

6.6.4.3 Private estate developers

These include professional estate developers, agents and marketers. An estimated 4,173 residential houses have been built in FCC by this category of developers. This represents 7.5% of the residential housing stock in the FCC.

6.6.4.4 Corporate organizations

These include such corporate organizations as banks, hotels, embassies, multinational and national companies that have provided residential housing for their staff in the FCC. There are about 1.499 units in this group representing 2.7% of the existing residential housing stock in the FCC.

6.6.4.5 Private individuals

Lastly, private individuals constitute another source of existing residential housing stock in the FCC. A total of 894 residential housing units representing 1.6% of the stock of residential houses fall into this category. The total stock of residential houses from the different sources is indicated in Table 6.9 and Figure 6.2.

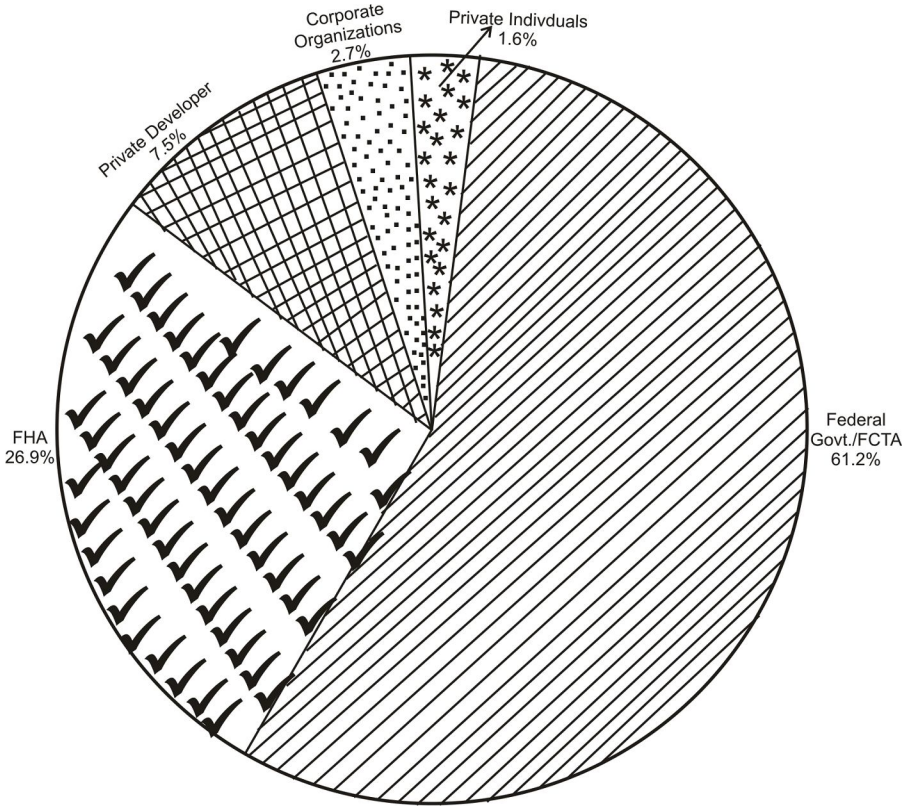


Figure 6.2: Percentage Distribution of Stock of Residential Hosing the FCC by Ownership

Table 6.9 Total stock of residential housing in the FCC

S/No.	Organizational sources	No. of units	Percentage
1	Federal Govt. /FCTA	33,886	61.2
2	FHA	14905	26.9
3	Private developers	4173	7.5
4	Corporate organizations	1499	2.7
5	Private individuals	894	1.6
	Total	**55,357**	**100**

Source: Abuja Homes, 2005

It is clear from the foregoing that there is very low private participation in housing provision as the bulk (61.2%) of the existing stock of residential housing consists largely of public housing. In addition majority of the houses are located in the city- FCC. The bulk of the 1 and 2-bedroom

housing are more than other categories but are mostly occupied by senior officers and wealthy individuals.

6.7 SALE OF FEDERAL GOVERNMENT AND FEDERAL CAPITAL DEVELOPMENT AGENCY RESIDENTIAL HOUSES IN THE FCT

As observed above most of the residential housing units in Abuja were built by and belong to the Federal Government and its agencies. These residential houses were also occupied by federal civil servants, a good of number whom belongs to the medium and low income classes. It is against this background that we examine planned and on-going sale of federal government residential houses in Abuja and its effects on the poor. A breakdown of the federal residential houses to be sold is shown in table 6.10 as well as their open market value in Table 6.11.

Table 6.10 Federal Government residential houses in Abuja for sale

S/No	Type	No. of units	Percentage
1	Self-contained/room and parlour	3,678	15.71%
2	1 Bed room	5,899	25.20%
3	2 Bed room	8,980	38,36%
4	3 Bed room	4,355	18.60%
5	4 Bed room	435	1.86%
6	5 Bed room	37	0.16%
7	6 Bed room	26	0.11%
	Total	**23,410**	**100.00**

Source: Ad-Hoc Committee on sale of FG Houses in Abuja, FCT, 2005.

Table 6.11 Open Market value of FG Houses advertised for sale in the FCC and FCT

S/No	Description of property	Location	Open market value
1	1 Bedroom	Nyanya	N600,000.00
2	1 Bed room Tenement	Kubwa	N650,000.00
3	1 Bed room Tenement	Karu	N650,000.00
4	1 Bed room flat	Kubwa	N2.5 million
5	1 Bed room flat	Nyanya	N1.5 million

6	1 Bed room flat	Karu	N2.0 million
7	2 Bed room flat	Garki	N8.0 million
8	2 Bed room flat	Wuse I	N8.5 million
9	2 Bed room flat	Wuse	N4.0 million
10	3 Bed room flat	Wuse II	N12.0 million
11	3 Bed room	Garki	N12 million
12	4 Bed room Duplex	Asokoro	N70 million
13	4 Bed room	Wuse II	N50 million
14	4 Bed room	Garki II	N45 million
15	4 Bed room	Maitama	N65 million

Source: Ad-Hoc Committee on sale of FG Houses in Abuja, FCT, 2005.

The following observations can be made about the sale of the FG Houses and at open market value: The bulk of the stock of these residential houses is of self-contained/room and parlour, 1 and 2-bedroom types, which are occupied by low income people. The sale of these categories of houses at open market value is inconsistent, however, with the low income status of the occupants. The prices are not within the reach of these low income people. The tendency is that the rich people will hijack and buy-up the houses and through out the low income occupants. The consequence of this trend is that low and medium income earners would have to go out in search of cheaper land and accommodation in the rural-urban fringe of Abuja City. And the resultant effect and pressure would have to be borne by the rural satellite villages in Abuja, FCT and its inhabitants

6.8 GENERAL PERCEPTION OF RESIDENTIAL HOUSING DEMAND, SUPPLY AND RENT IN THE FCC

One theme that has implicitly run through this chapter is the trend in residential housing demand, supply and rent. In other words, has demand and supply of residential housing been at equilibrium level or vice versa, and has housing rent been stable or rising and on the low or high side? The situation was captured in our perception survey which solicited the views of the

respondents on the demand, supply and rent for residential housing in the FCC and FCT. They were asked to indicate whether the demand for houses was higher or lower than supply and whether house rent was moderate, high or very high between 1995 and 2005. The result is presented in Table 6.12 which shows that demand for residential housing has been higher than supply. This implies that residential housing for medium and low income people has been inadequate in the study area. As well, house rent was perceived, not only to be high, but also on the increase over the period.

Table 6.12 General perception of residential housing demand, supply and rent in the study area

Housing demand (Year)	**Perception**	**% of respondents**
1995 -1999	More than supply	69.4
2000 – 2002	More than supply	34.7
2003 – 2005	More than supply	68.2
Housing supply (Year)		
1995 – 1999	Not Adequate	29.8
2000 – 2002	Not Adequate	42.1
2003 – 2005	Not Adequate	73.1
Rent chargeable (Year)		
1995 – 1999	Moderate	29.2
2000 – 2002	High	42.9
2003 – 2005	Very high	75.6

Source: Field survey, 2005

The explanation which the respondents offered for their perception that the demand for residential houses far outstrip supply and that rent is high and increasing in Abuja can be generalised as follows: (iv) rapid population growth, (ii) growth in income among some segments of the society which increases their purchasing power, (ii) land speculation and monopoly concentration of land ownership and financing which promotes profiteering in the real property market, (iv) high cost of construction, (v) increasing complexity of housing

development procedure which slows the rate of residential housing development and (vi) high interest rate. All these factors combine to create scarcity of residential housing in the FCC and FCT, particularly with respect to the low income group that forms the bulk of the population of the area.

6.9 HOUSING DEMAND AND RESIDENTIAL MOBILITY

Generally speaking, the principal means through which changes in the demand for residential housing is satisfied, especially in the short term, is by residential mobility. The factors involved in residential movements and selecting new residential locations are diverse. But in general terms, people move houses perhaps because of dissatisfaction with their current housing status relative to their income or needs, or a desire to improve housing and have access to neighbourhood amenities or both. Some may be compelled to move by changes in jobs, life style or life-cycle or physically forced to move such as in the case of urban renewal programme, high increase in rent, resettlement or demolition exercises, as so common in the FCT. Most moves are also over a relatively short distance, as earlier observed, especially those related to social and housing factors. Longer distance moves tend to be much less frequent and are primarily related to job changes.

Our survey of medium and low income people in the study area revealed that the 70% of the respondents had their first residential housing in Abuja Municipal Area Council, the location of the FCC.

Table 6.13 Location of first residence in Abuja

S/No.	Location of first residence	No. of Respondents	Percentage
1	AMAC	344	70.4
2	Bwari Area Council	94	18.4
3	Gwagwalada Area Council	10	2.3

4	Kuje Area Council	17	3.5
5	Neighbouring State	22	4.5
	Total	**487**	**100.0**

Source: Field Survey, 2005

Similarly, our survey on residential housing movements in the study area shows that a total of five movements were made by the respondents as shown in Tables 6.14, 6.16, 6.18, 6.20 and 6.22 with an established spatial pattern. The pattern of movement is outwards from Abuja Municipal area Council where most (70%) of our respondents first resided before movements to other locations began.

Table 6.14: First residential movement

S/No.	Location of initial residence	Destination on first residential movement	No. of respondents	Percentage
1	AMAC	Bwari	32	6.6
2	AMAC	Kuje	22	4.5
3	Gwagwalada	Bwari	20	4.1
4	Kuje	-	-	-
5	Neighbouring State	-	-	-
	TOTAL		74	15.2

Source: Field Survey, 2005

From Table 6.14, it will be observed that 6.6% of the respondents left their first location of residence in AMAC and relocated to Bwari, 4.5% left Bwari to Kuje while 4.1% left Gwagwalada to Bwari respectively. All of which are outside FCC.

When we sought for reasons for changing their residence, it was discovered that 5.1% moved in search of cheaper land and housing, 3.0% in search of new economic opportunities and 4.1% due to demolition exercise. See Table 6.15.

Table 6.15: Reasons for first residential movement

S/No.	Reasons for change of residence	No. of respondents	Percentage
1	Cheaper land and housing	32	6.6

2	Economic opportunities	20	4.1
3	Nearer to work	-	-
4	Demolition	22	4.5
5	Resettlement	-	-
	TOTAL	74	15.2

Source: Field Survey, 2005

Table 6.16: Second residential movement

S/No.	Location of residence	Destination on second residential movement	No. of respondents	Percentage
1	AMAC	Kuje	25	5.1
2	Bwari	Gwagwalada	30	6.2
3	Gwagwalada	-	-	-
4	AMAC	Bwari	20	4.1
5	Neighbouring State	-	-	-
	TOTAL		75	15.4

Source: Field Survey, 2005

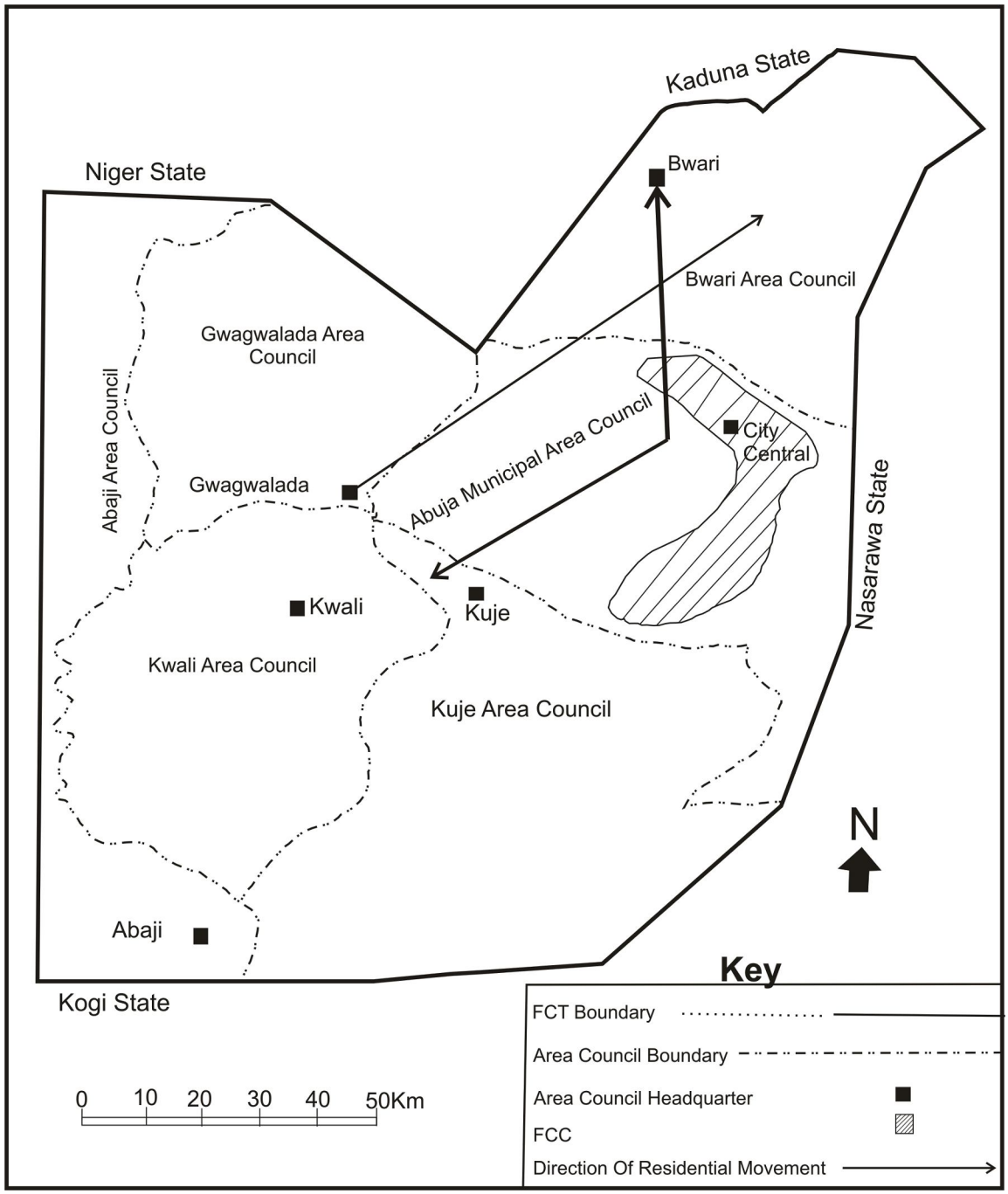


Figure 6.3: First Residential Movement
Source: Field Survey, 2005

Similarly, Table 6.16 shows that 5.1% of the respondents involved in the second residential movement moved from AMAC to Kuje, while 6.2% moved from Bwari to Gwagwalada, which is farther away in the FCT and 4.1% moved from Kuje to Bwari. When we sought for reasons for the second movement, 6.7% of the respondents left in search of cheaper land and housing, 4.1 % left in search of new economic opportunities and 4.5% due to demolition exercise. See table 6.17.

Table 6.17: Reasons for second residential movement

S/No.	Reasons for change of residence	No. of respondents	Percentage
1	Cheaper land and housing	33	6.7
2	Economic opportunities	20	4.1
3	Nearer to work	-	-
4	Demolition	22	4.5
5	Resettlement	-	-
	TOTAL	75	15.4

Source: Field Survey

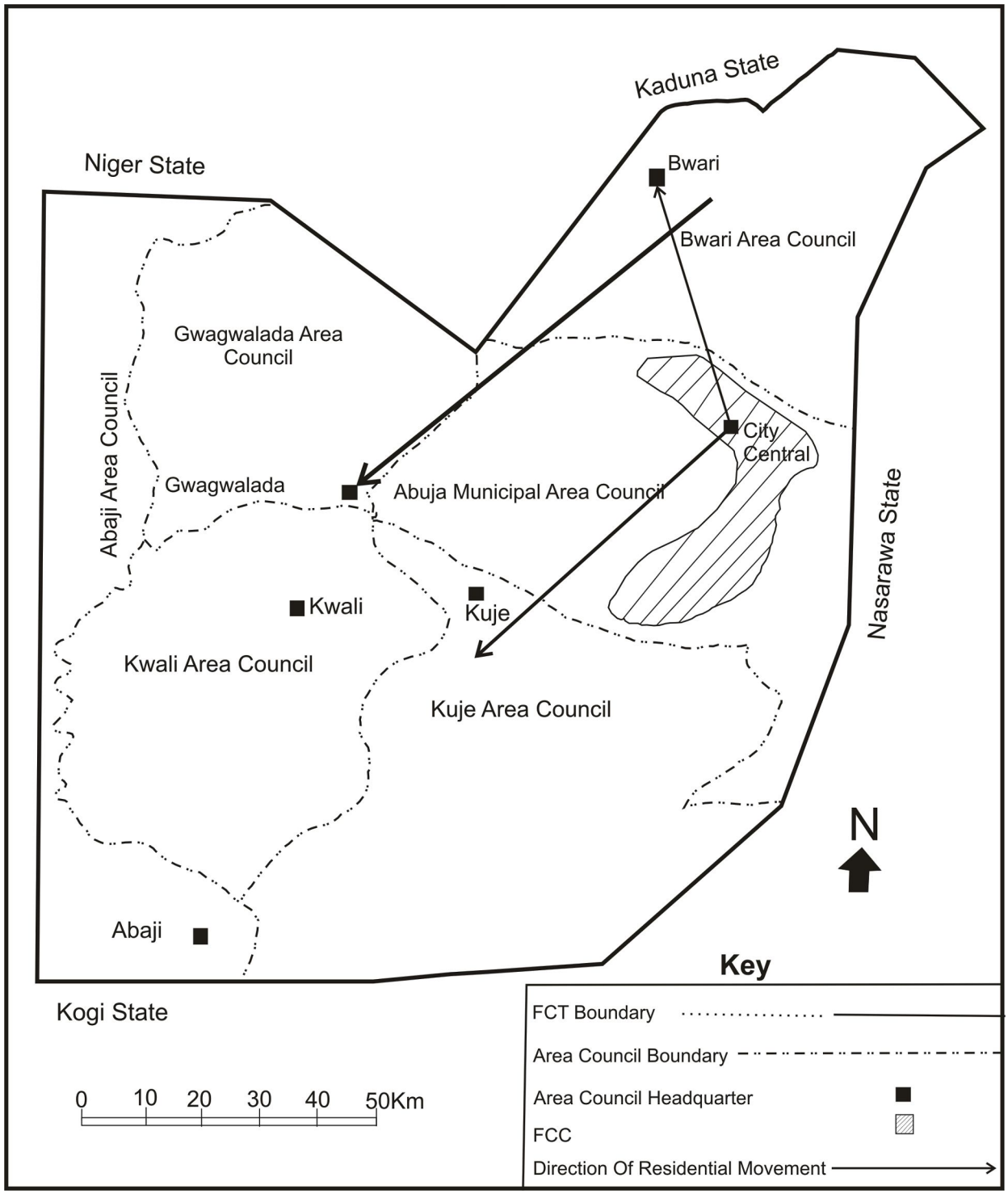


Figure 6.4: Second Residential Movement

Source: Field Survey, 2005

Table 6.18: Third residential movement

S/No.	Location of first residence	Destination on third residential movement	No. of respondents	Percentage
1	AMAC	Gwagwalada	30	6.1
2	AMAC	Kuje	22	4.5
3	Gwagwalada	AMAC	18	3.6
4	Kuje	-	-	-
5	Neighbouring State	-	-	-
	TOTAL		70	14.2

Source: Field Survey, 2005

Our Survey of the third residential movement indicates that 6.1% moved from AMAC to Gwagwalada, 4.5% moved from Bwari to Kuje and 3.6% moved from Gwagwalada to AMAC respectively. Their reasons for movement include the search for cheaper land and housing 5.5%, new economic opportunities 5.1% and demolition exercise 3.6% respectively. See Table 6.19.

Table 6.19: Reasons for third residential movement

S/No.	Reasons for change of residence	No. of respondents	Percentage
1	Cheaper land and housing	27	5.5
2	Economic opportunities	25	5.1
3	Nearer to work	-	-
4	Demolition	18	3.6
5	Resettlement	-	-
	TOTAL	70	14.2

Source: Field Survey, 2005

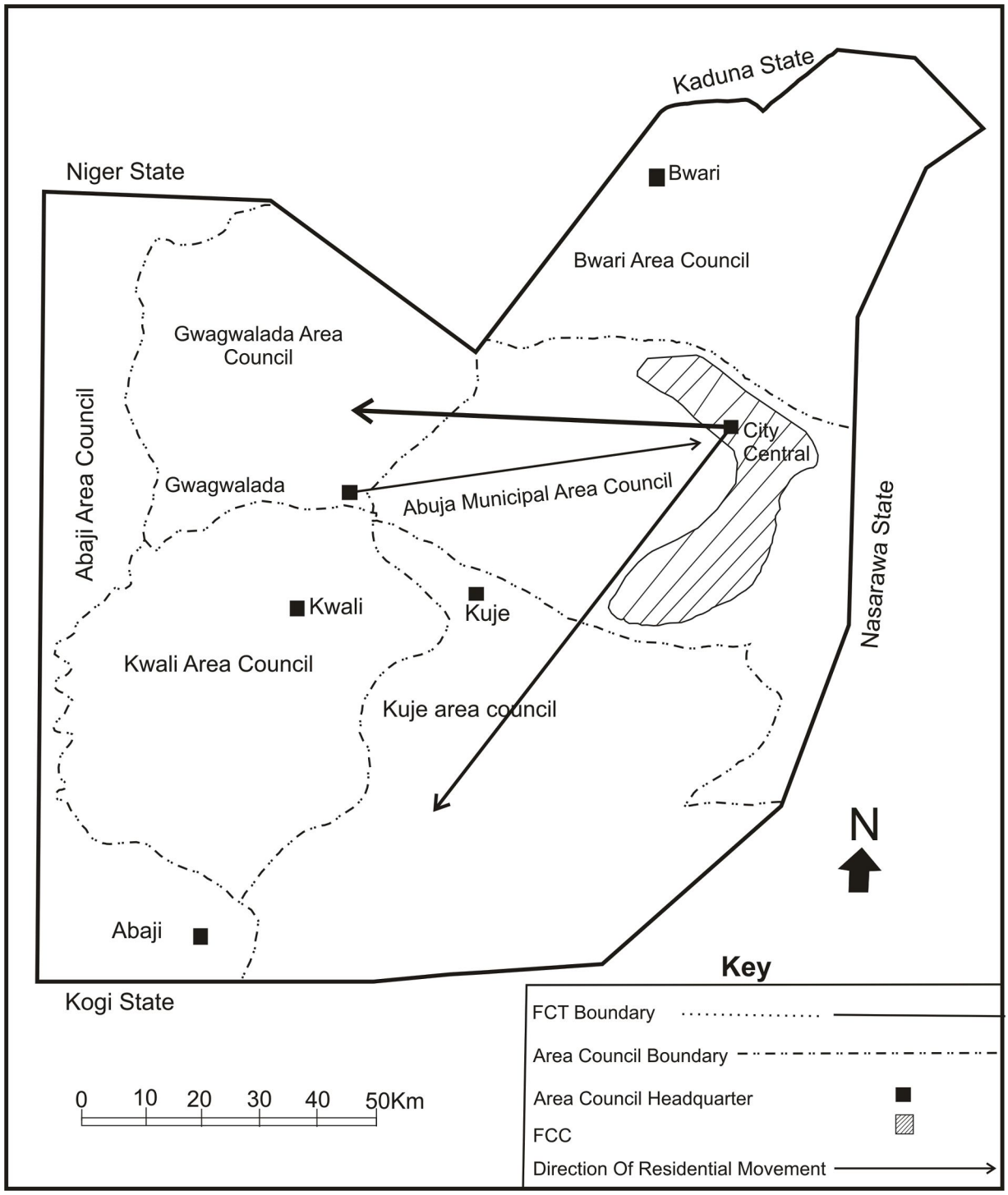


Figure 6.5: Third Residential Movement
Source: Field Survey, 2005

In the fourth residential movement, our survey revealed that 5.1% moved from AMAC to Kuje, 4.7% moved from Bwari to AMAC and 4.5% moved from Kuje to Gwagwalada respectively. See Table 6.20.

Table 6.20: Fourth residential movement

S/No.	Location of first residence	Destination on fourth residential movement	No. of respondents	Percentage
1	AMAC	Kuje	25	5.1
2	Bwari	AMAC	23	4.7
3	Gwagwalada	-	-	-
4	AMAC	Gwagwalada	22	4.5
5	Neighbouring State	-	-	-
	TOTAL		70	14.3

Source: Field Survey, 2005

Table 6.21: Reasons for Fourth Residential Movement

S/No.	**Reasons for change of residence**	**No. of respondents**	**Percentage**
1	Cheaper land and housing	25	5.1
2	Economic opportunities	-	-
3	Nearer to work	15	3.0
4	Demolition	15	3.0
5	Resettlement	15	3.0
	TOTAL	70	14.3

Source: Field Survey, 2005

From Table 6.21, the reasons for the movement were the search for cheaper land and housing (5.1%), closeness to work (3.0%), demolition exercise (3.0%) and resettlement (3.0%) respectively.

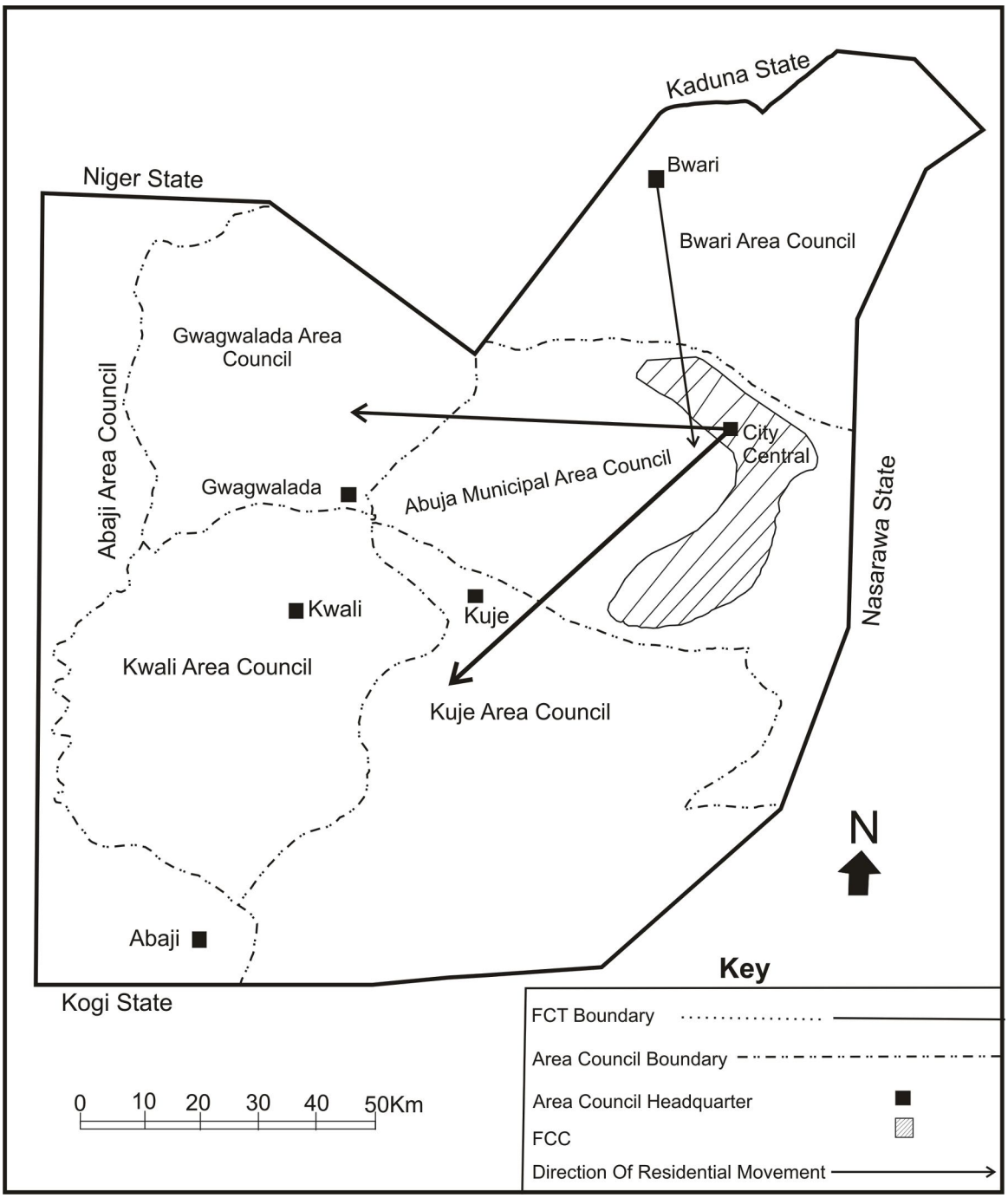


Figure 6.6: Fourth Residential Movement
Source: Field Survey, 2005

Our survey of those involved in the fifth residential movement shows that 7.1% moved from AMAC to Bwari, 5.1% from AMAC to Kuje and 6.7% moved from AMAC to Gwagwalada. See Table 6.22.

Table 6.22: Fifth residential movement

S/No.	Location of first residence	Destination on fifth residential movement	No. of respondents	Percentage
1	AMAC	Bwari	35	7.1
2	Bwari	-	-	-
3	AMAC	Kuje	25	5.0
4	AMAC	Gwagwalada	33	6.7
5	Neighbouring State	-	-	-
	TOTAL		93	18.8

Source: Field Survey, 2005

Table 6.23: Reasons for fifth residential movement

S/No.	Reasons for change of residence	No. of respondents	Percentage
1	Cheaper land and housing	20	4.1
2	Economic opportunities	15	3.0
3	Nearer to work	25	5.1
4	Demolition	15	3.0
5	Resettlement	18	3.6
	TOTAL	93	18.8

Source: Field Survey, 2005

From Table 6.23, the reasons for the movement were that 4.1% moved in search of cheaper land and housing, 3.0% moved in search of new economic opportunities, 5.1% due to need to be nearer to work, 3.0% due to demolition and 3.6% of forced movement due to resettlement exercise.

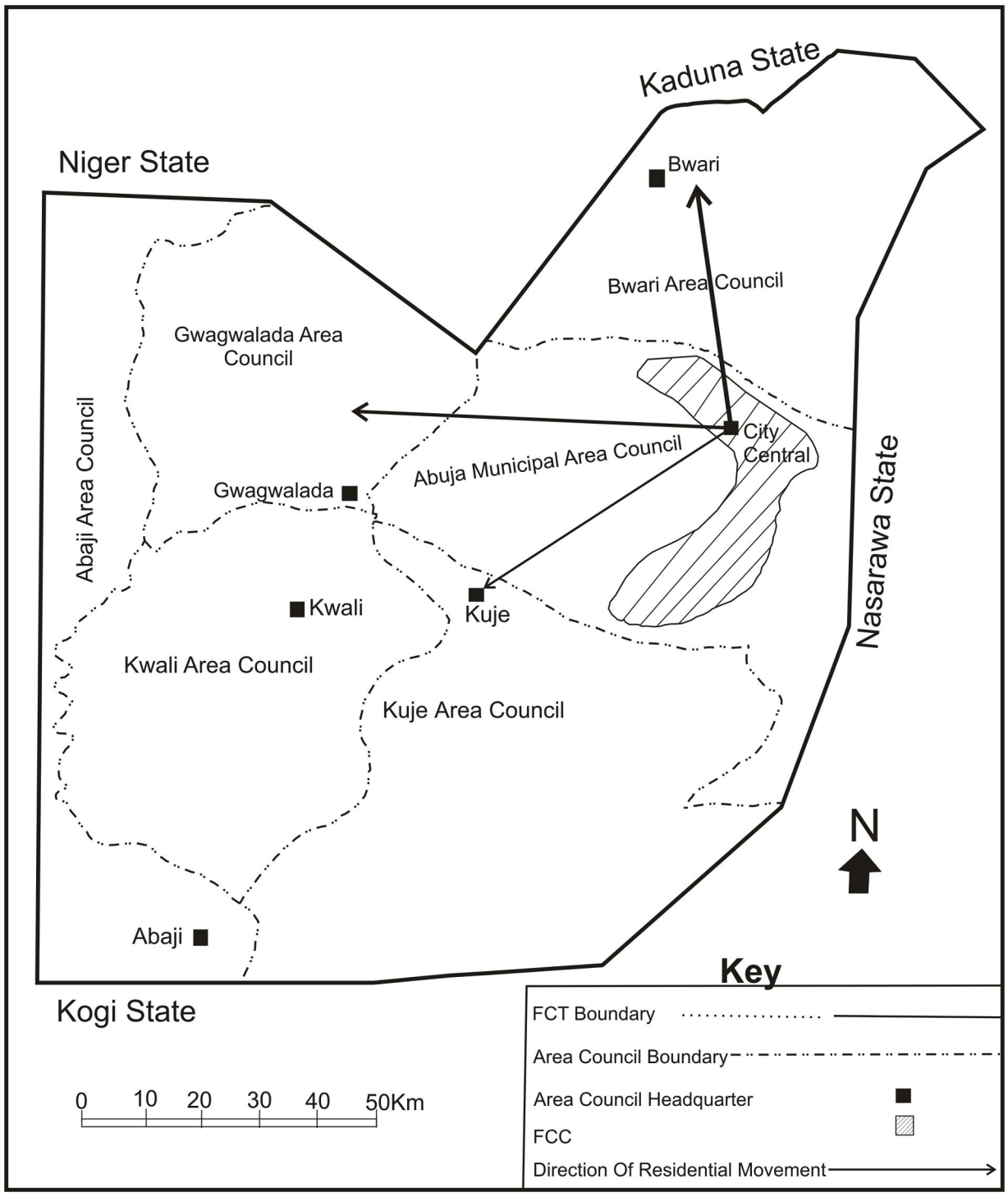


Figure 6.7: Fifth Residential Movement
Source: Field Survey, 2005

From Tables 6.14, 6.16, 6.18, 6.20, and 6.22 a general spatial pattern of residential movements which can be observed among the respondents is an outward movement from the FCC into the FCT. In addition most of the movements were made in search of cheaper land and housing (28.1%). The second most important reason for residential movement was demolition exercise (18.9%) by FCDA in a bid to redeem the Abuja master plan. The third, fourth and fifth reasons for residential movement among the respondents were movements due to the search for better economic opportunities (16.4%), the search for locations close to the work place (6.2%) and forced movement due to resettlement exercise (6.8%) respectively (Table 6.24 and Figure 6.8). A total of 23.6% respondents (115) were observed not to have moved from their first residence.

Table 6.24: Summary of reasons for movements

S/No.	Reasons for change of residence	No. of respondents	Percentage
1	Cheaper Land and Housing	137	28.1
2	Economic Opportunities	80	16.4
3	Nearer to Work	30	6.2
4	Demolition	92	18.9
5	Resettlement	33	6.8
6	Respondent that did not move	115	23.6
	TOTAL	487	100.0

Source: Field Survey, 2005

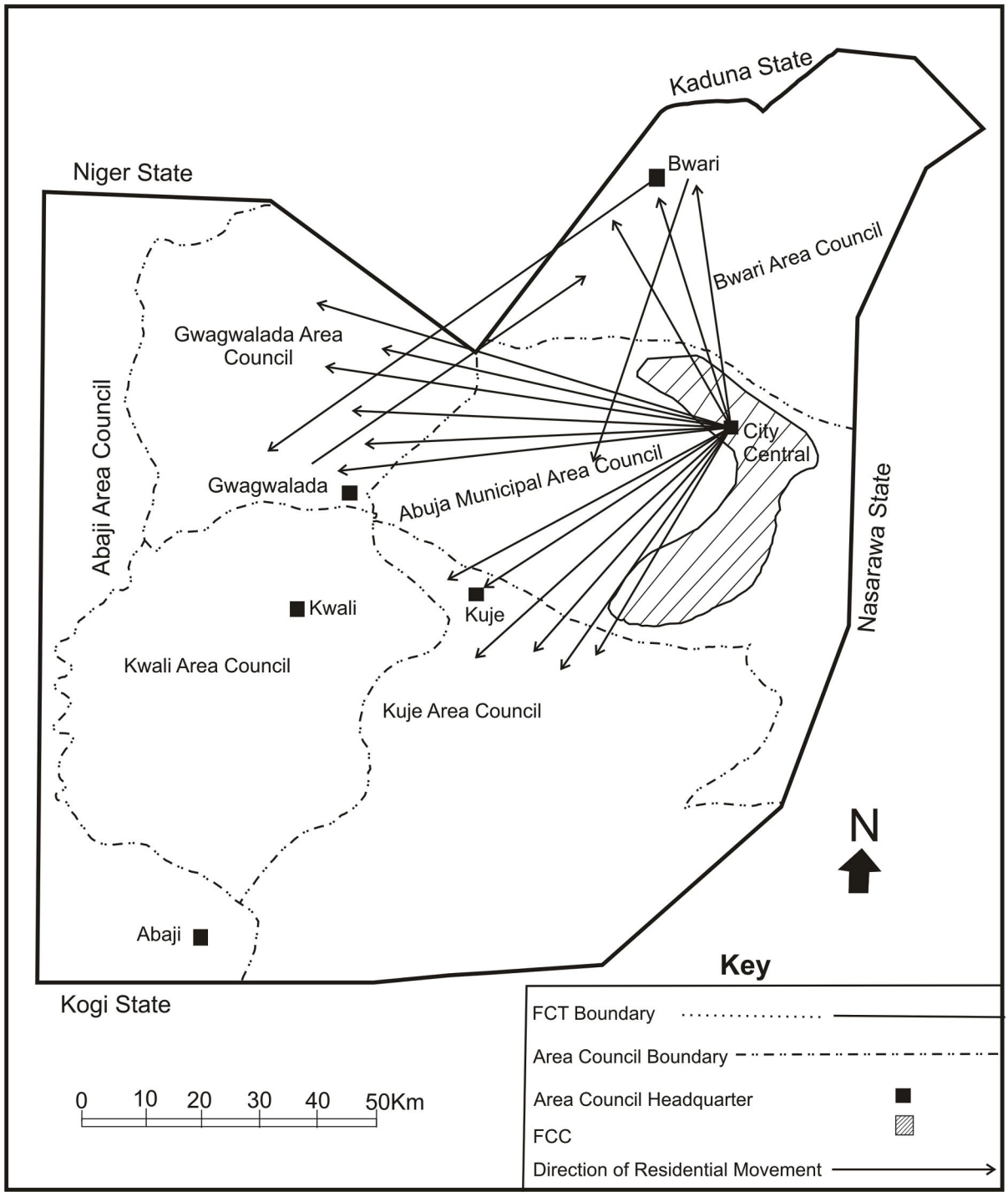


Figure 6.8: Pattern of Residential Movements in the Study Area
Source: Field Survey, 2005

Another important pattern observed is that Bwari and Kuje Area Councils (in FCT) are dominant locations into which most residential movements were made as alternative places of residence other than the previous one. Similarly, it is also observed that movements within AMAC were made from settlements located in the FCC to satellite towns outside the FCC. While movements within Bwari, Kuje and Gwagwalada Area Councils were made from their former locations in the respective area councils to satellite towns close to, but outside FCC so as to achieve geographical advantage of proximity and better economic opportunities. Table 6.25 shows names and locations of settlements into which the respondents have moved from the FCC in search of alternative residential accommodation and the reasons for moving into them.

Table 6.25 Settlements in the FCT to which the respondents from FCC have moved and reasons for their selection

S/No.	Reason for settlement selection	Name of settlements
1	Cheaper land & housing	Nyanya, Karu Karu, Jikoyi, Kurudu, Gosa, Orozo, Bwari Town, Kubwa, dutse Alhaji, Mpape, Ushafa, Kuje Town, Pasali, Kuchiyako, Sauka, Gwagwalada Town, Zuba, Dobi, Dagiri, Kutunku
2	Better economic opportunities	Bwari Town[1], Kuje Town[2], GwagwaladaTown[3], Nyanya[4], Karu[5]
3	Proximity to the work place	Aleita, Chika, Nyanya, karu, Jikoyi, Gosa, Kuje Town, Kubwa, Dutse Alhaji
4	Demolition exercise	Aleita, Chika, Lugbe, Gwagwa, Jiwa, Kamo, Galadimawa, Pyakasa, Apo, Kubwa, Kuchigoro, Piwoyi
5	Resettlement exercise	Jahi, Jibi, Dei-Dei, Pegi, Kwabwara

These settlements are either located within FCT or AMAC as indicated below.
[1]FCT Bwari
[2]FCT Kuje
[3]FCT Gwagwalada
[4]FCT AMAC
[5]FCT AMAC

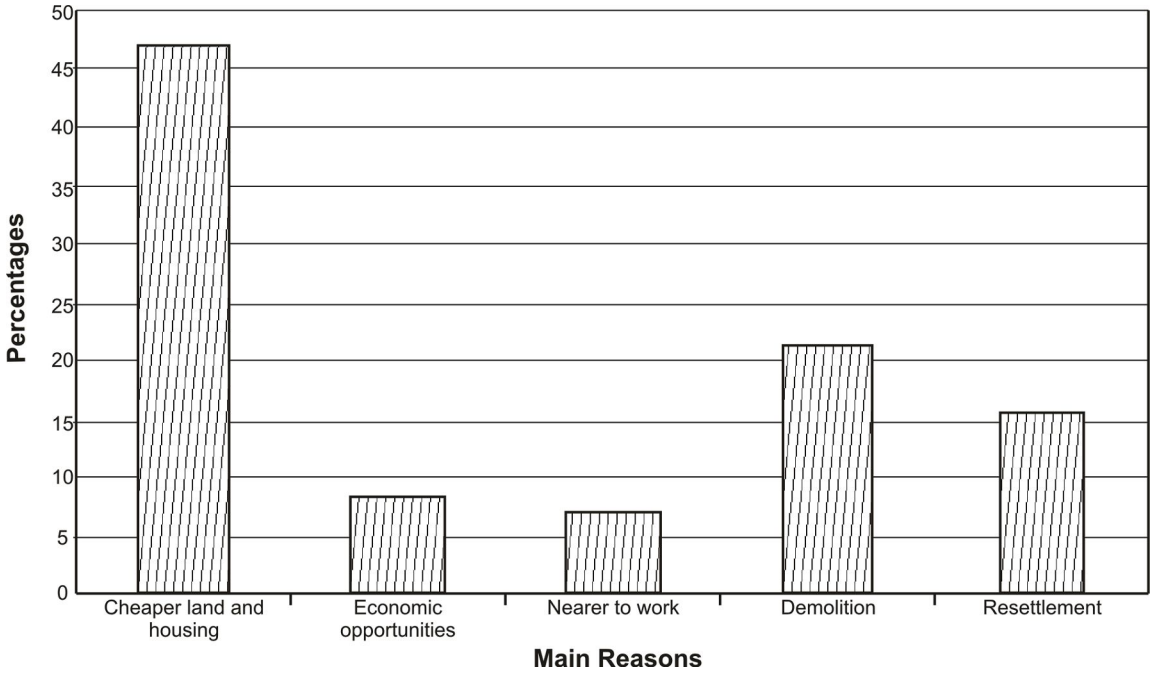


Figure 6.9: Percentage distribution of respondents by main reason for residential movements

Settlements like Bwari, Kuje, Gwagwalada are headquarters of Area Councils where certain socio-economic activities are undertaken. They are also locations for tertiary institutions such as JAMB headquarters and Law School located in Bwari, University of Abuja, FCT School of Nursing are located in Gwagwalada and Nigerian Prison headquarters located in Kuje. Karu and Nyanya are locations for small-scale economic activities due to their closeness to the FCC.

The settlements that have been selected for reason of their closeness to the work place are within commuting distance to the FCC where major socio-economic activities and the seat of government are located. Workers in these settlements find accessibility to work easy due to the good road network that connects the FCC with the settlements.

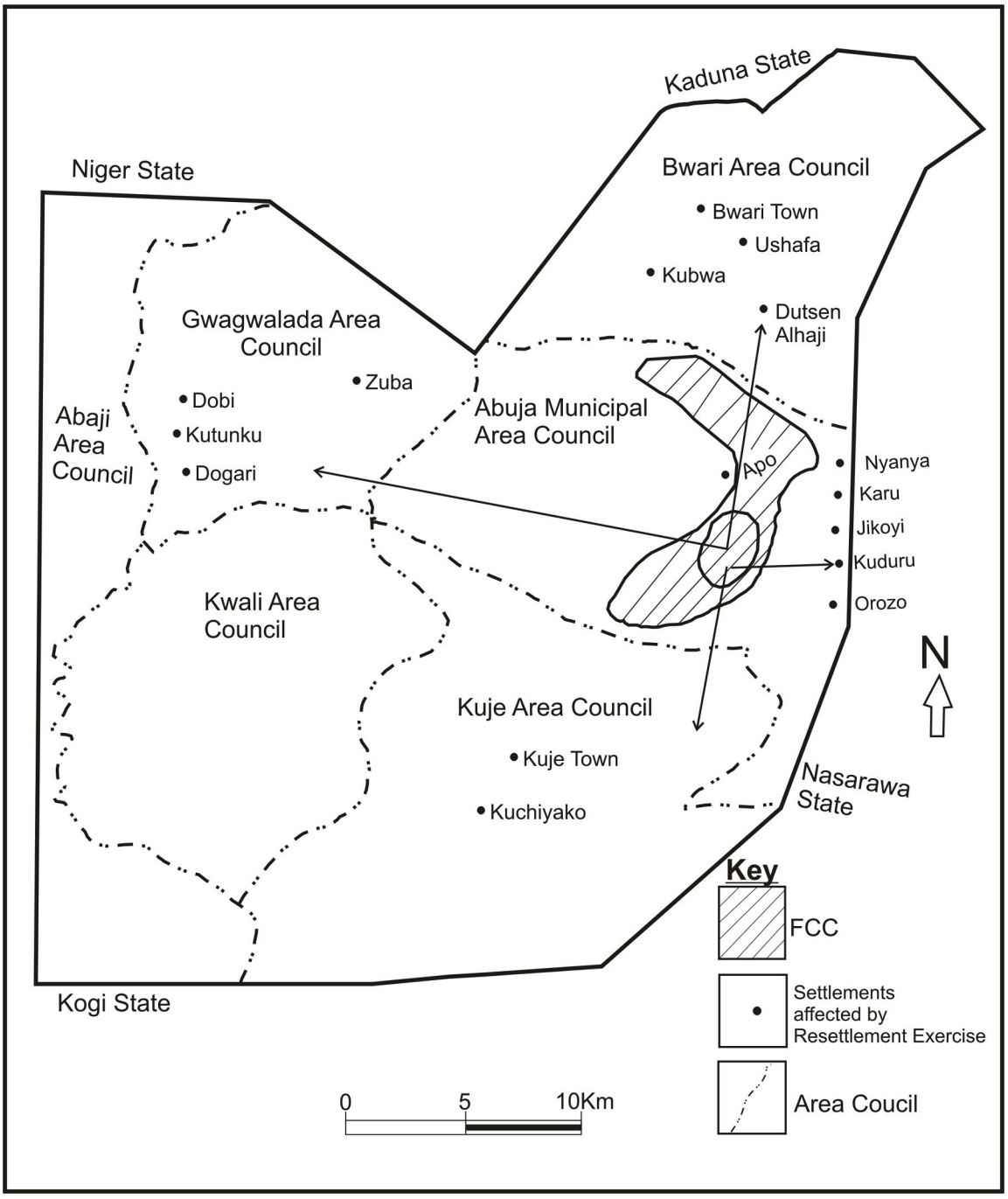


Figure 6.10: Movements to Destination of Cheaper Land and Housing
Source: Field Survey, 2005

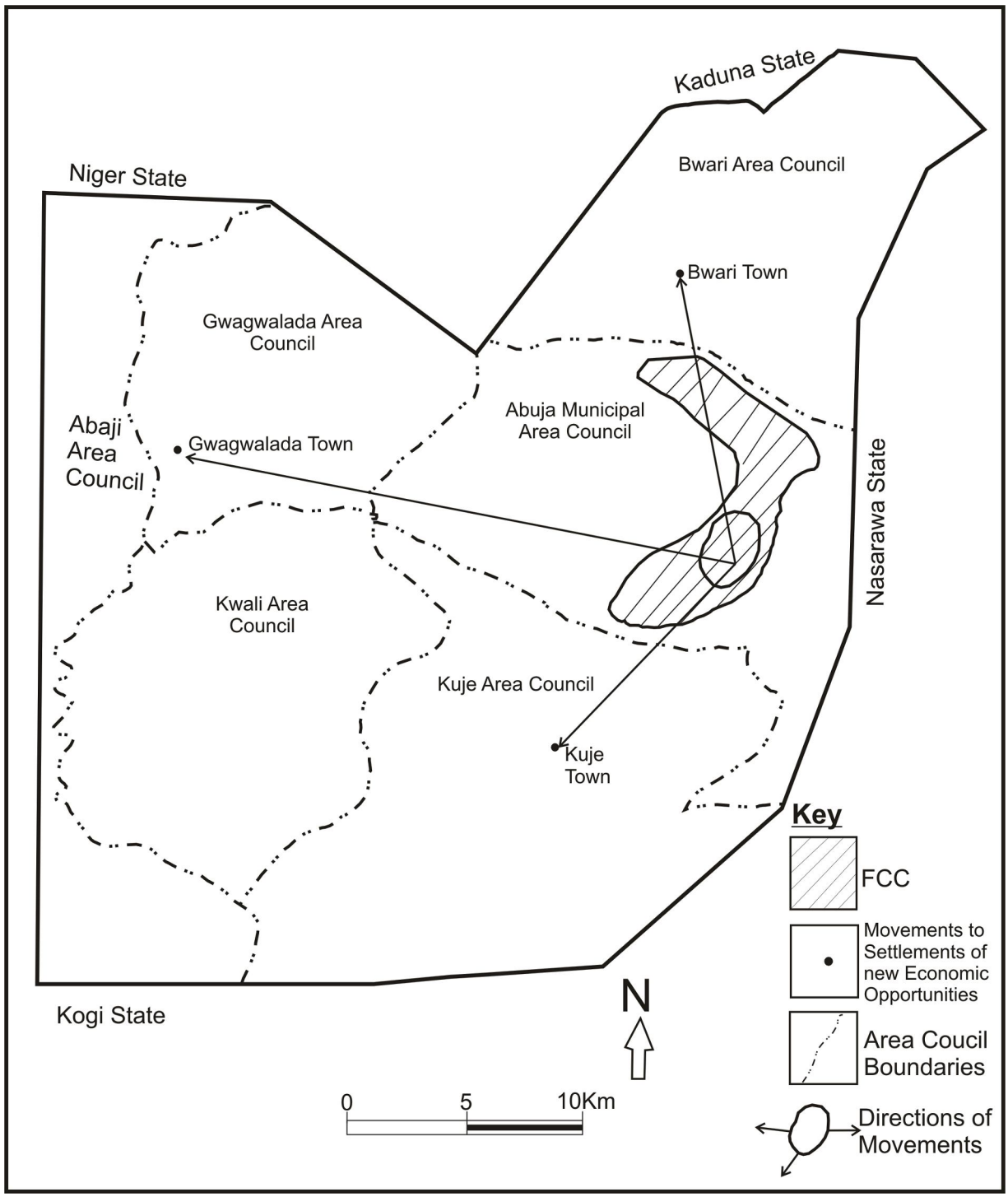


Figure 6.11: Movements to Settlements of New Economic Opportunities
Source: Field Survey, 2005

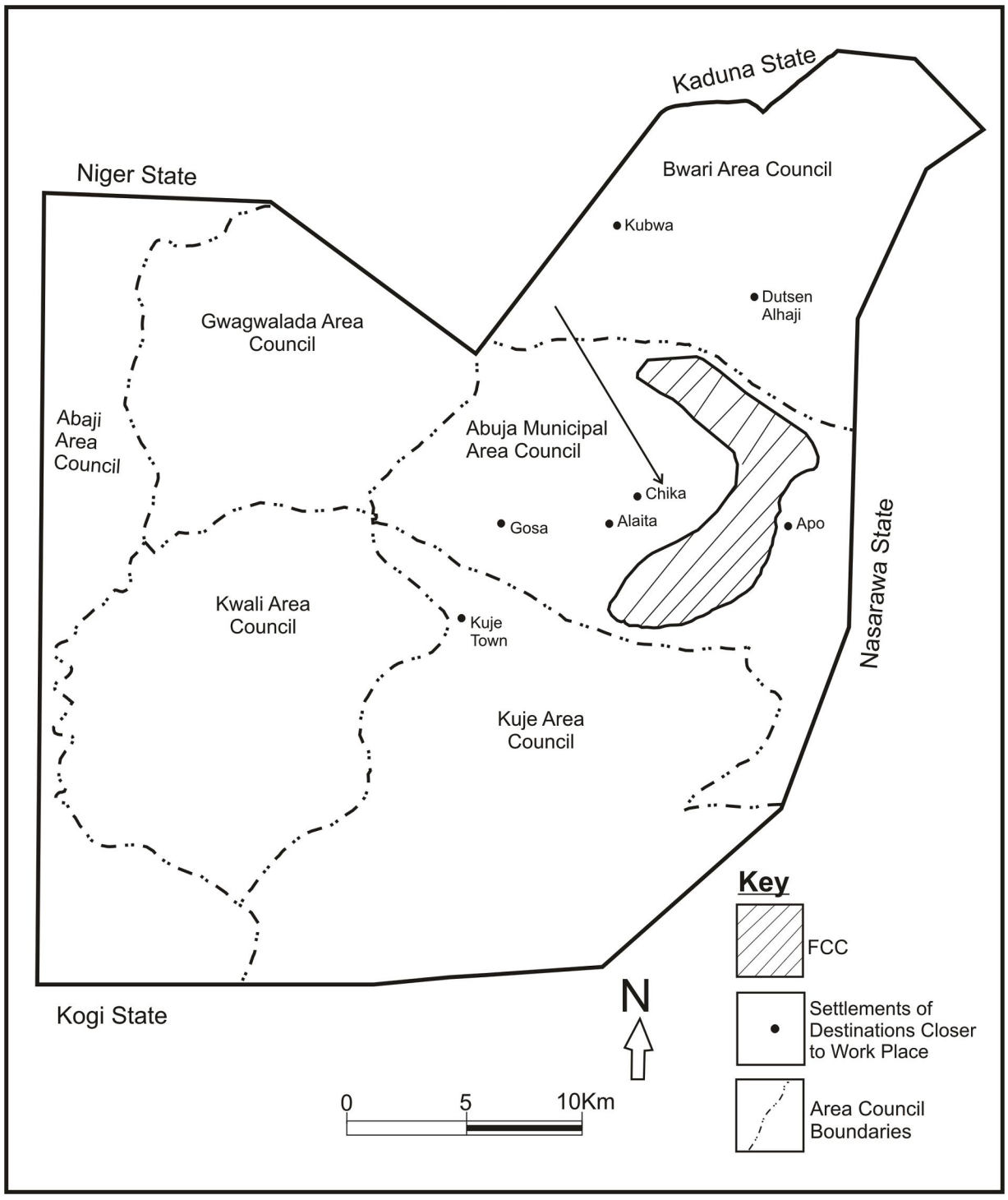


Figure 6.12: Movements to Destination Closer to Work Place
Source: Field Survey, 2005

In a bid to recover the Master Plan, the FCTA embarked on the demolition of illegal structures erected by squatters in settlements the FCC. Our survey shows that most of the structures demolished were owned by settlers who are Nigerians except those belonging FCT indigenes. The FCT indigenes are meanwhile spared from the exercise due to the fact that they have not been compensated, as revealed from the survey. This implies that these settlements may eventually be affected by resettlement exercise in future as development progresses.

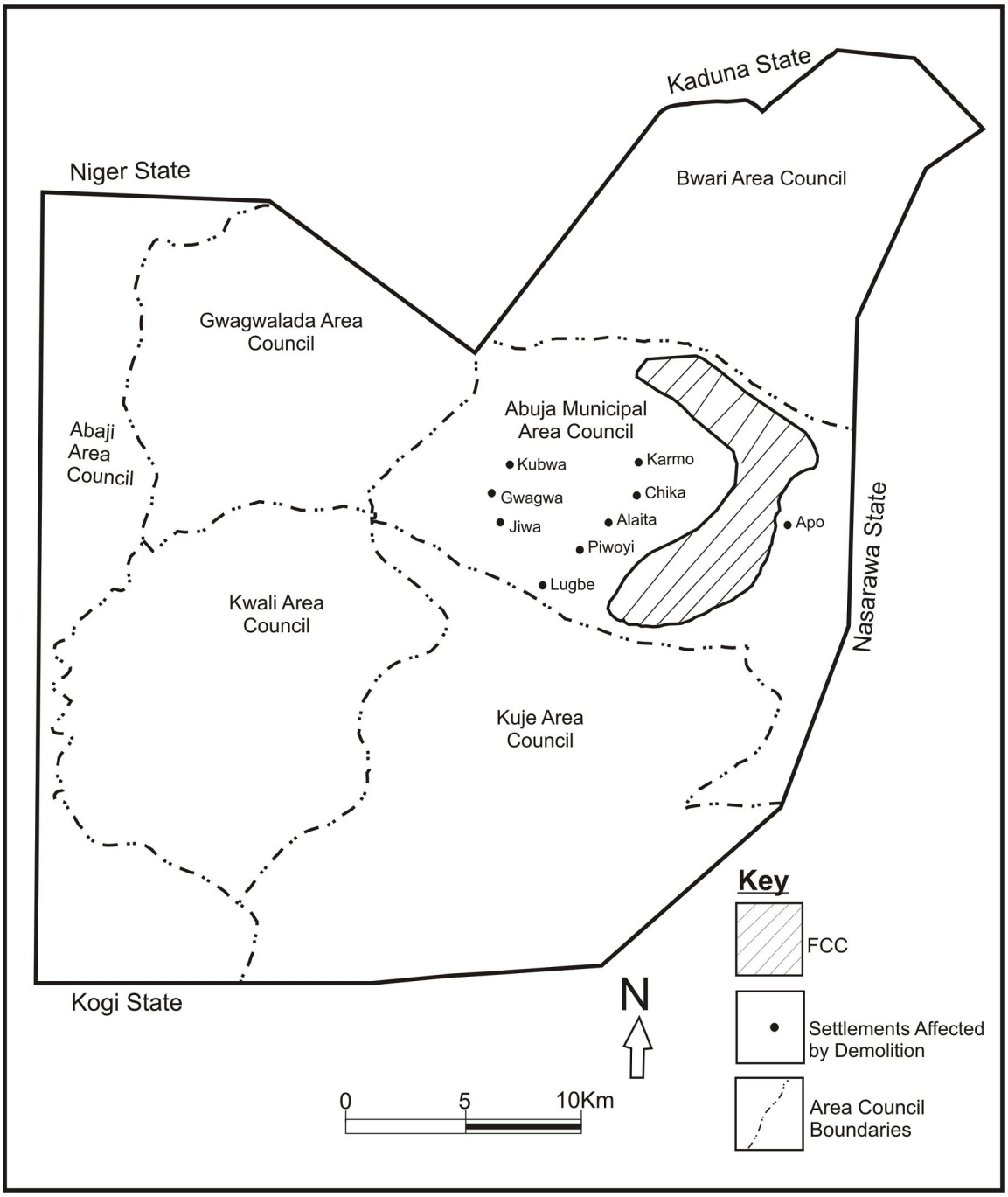


Figure 6.13: Settlements Affected by Demolition in the Study Area
Source: Field Survey, 2005



Plate 1: Kubwa Demolition site **Source:** Field survey, 2005



Plate 2: Gwagwa Demolition Site **Source:** Field survey, 2005



Plate 3: Karmo Demolition Site **Source:** Field survey, 2005



Plate 4: Jiwa Demolition Site **Source:** Field survey, 2005



Plate 5: Apo Demolition Site **Source:** Field survey, 2005



Plate 6: Kuchigoro Demolition Site **Source: Field survey, 2005**



Plate 7: Galadimawa Demolition Site **Source:** Field survey, 2005



Plate 8: Chika Demolition Site **Source:** Field survey, 2005



Plate 9: Alaita Demolition Site **Source:** Field survey, 2005



Plate 10: Piwoyi Demolition Site **Source:** Field survey, 2005



Plate 11: Pyakasa Demolition Site **Source:** Field survey, 2005



Plate 12: Lugbe Demolition Site **Source:** Field survey, 2005

Within the last three decades or so in Africa, the problem of finding an appropriate strategy for resettling persons who have been displaced by infrastructural development such as dams and roads or by wars, civil and religious strives and creation of new capitals, as in Nigeria, Tanzania and Cote d' Ivore pose serious challenges to planners and social scientists. This is because of the difficulty of reconciling sometimes contradictory issues of social justice, equity, peace, socio-cultural, economic optimization and best planning standards in resettlement schemes.

The Abuja resettlement experience shows that by the stipulation of Decree No. 6 of 1976, all the villages, about 845 at the time, were to be moved out of the FCT. This was to ensure that all Nigerians had equal access to land and other benefits without any person or groups of persons being able to insist on ancestral or primordial rights.

Available records show that if this policy of whole-scale resettlement was carried out in the period 1976 – 1979 the total compensation cost would have been =N=150 million. By 1981, the total cost of compensation had gone up to =N=229.8 million (Mabogunje and Abumere, 1981). After a critical review of the policy, the Federal Government reckoned that the cost was too high and might leave it with nothing to build the city after paying out compensation. Accordingly, the resettlement policy was changed to affect only the villages in the areas of the capital city development and these are the ones that would require movement and compensation.

Similarly, when resettlement preference survey was conducted between 1979 – 1983, 78.3% of all households in the FCT chose to remain and 20.6% chose to leave (Abumere 1983). This explains why a considerable number of FCT indigenes are still inhabitants of the Federal Capital Territory till date. However, the present administration is in process of fashioning out a resettlement policy that will provide befitting and permanent settlements for the inhabitants within the Federal Capital Territory. This is a serious policy challenge as it will put additional

pressure on rural lands that stand to be taken up to re-settle individuals and groups from the affected settlements.

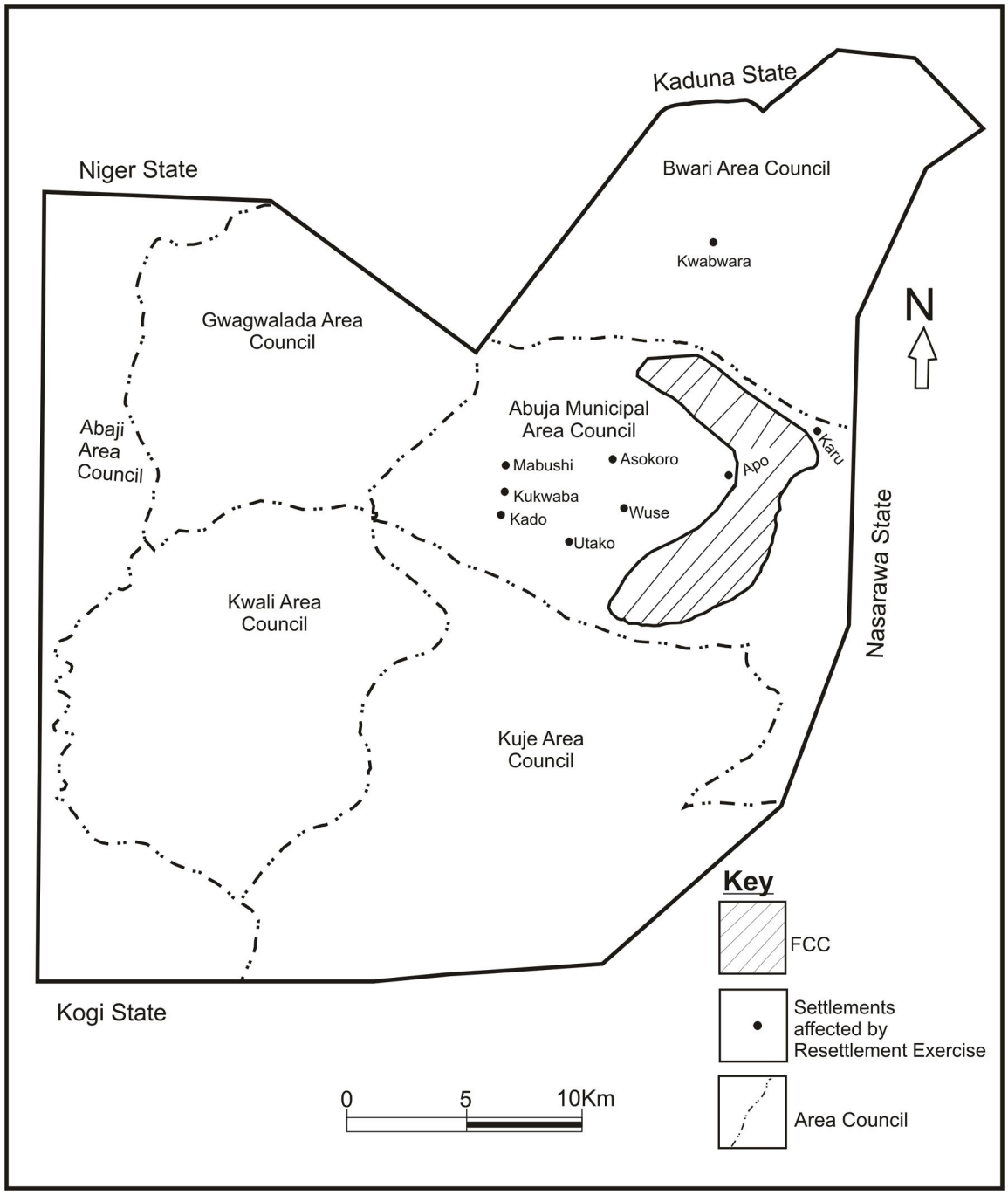


Figure 1.4: Villages affected by resettlements
Source: Field Survey 2005

CHAPTER SEVEN

CONVERSION OF RURAL LANDS IN THE FCT TO NON-RURAL USES AND ITS EFFECTS ON RURAL LIVELIHOOD ACTIVITIES

7.1 INTRODUCTION

We have examined in the preceding chapters the inadequacies in land allocation for residential purposes in the FCC (Abuja) as well as the disequilibrium between demand and supply of residential accommodation for medium and low income groups in the city. The reaction by medium and low income people to the acute shortage of residential housing in the FCC has taken the form of migration to the rural areas of the FCT. The consequent conversion of land in such places to non-rural uses, especially conversion to residential housing for urban commuting workers, and the impact of such land conversion on rural livelihood activities will be the focus of this chapter.

7.2. RURAL LAND CONVERSION TO NON-RURAL USES

Rural land conversion here refers to the process of changing the use of land from rural, especially farming, to non-rural uses, particularly in our present case, to residential housing for commuting urban workers. Our survey in the study area shows that the predominant type of land use in what is today FCT was mainly farming before the relocation of the Federal Capital there. Farming constituted 61.6% against other types of land use before 1976. But our study reveals that the situation has changed with the changing value of land as 65.2% of our respondents have had some of their farmlands converted to residential housing between the years 1995 and 2005.

7.2.1 Prices of land in the rural areas of FCT

The conversion of rural lands from agriculture to housing in the study area is due to the fact that the demand for residential housing in the FCC has spilled over to the rural–urban fringe where land and housing are relatively cheaper and more affordable to low and medium income people. With the influx of people moving to the rural–urban fringe in search of cheaper land for housing a lot of the farmlands face the threat of being converted to housing because of the attractive and irresistible prices offered to farmers. Our survey revealed that prices for lands sold for residential development in the rural settlements of the FCT are very attractive and tempting to the land owners indeed (Table 7.1).

Table 7.1 Prices of residential land sold in the rural areas of FCT

S/No.	Location	Description of land	Selling price	Price/100m^2
1.	Nyanya Phase 1 Extension	Residential land of 100m^2	800,000.00	800,000.00
2.	Nyanya Phase IV	Residential land of 800m^2	1 million	125,000.00
3.	Kubwa	Residential land of 600m^2	500,000.00	83,000.00
4.	Kubwa	Residential land with C of O of 1000m^2	3 million	300,000.00
5.	Kubwa	4 piece of land of 2,500m^2	3 million	120,000.00
6.	Kubwa (owner occupier)	A residential land of 1000m^2	15 million	1,500,000.00
7.	Zuba	A piece of land of 4000m^2	10 million	250,000.00
8.	Madalla (FCT)	A residential land of 11 hectares	30 million	270,000.00
9.	Kuje (Sector Centre B)	A residential land of 3.4 hectares	6.5 million	1,900,000.00
10.	Gwagwalada	A residential land of 400m^2	6 million	1,500,000.00

Sources: Field Survey, 2005 Abuja Houses Vol.1 No.4, 2005

7.2.3 Land Converted to Non-Agricultural Uses in the Selected Area Councils

Tables 7.2 to 7.5 show the magnitude of agricultural lands that have been converted to non-agricultural uses in the four selected area councils of the FCT. The highlights of these tables are that 134 or 53.6% of the respondents in Abuja Municipal Area Council lost between 11 – 15 hectares of land to non-farm uses, mainly to residential housing development. In Bwari Area Council the largest group of respondents (86 or 34.4%) lost between 16 – 20 hectares of land to

non-agricultural uses. In Gwagwalada Area Council the largest group of respondents, also 86 or 34.4%, lost 6 – 10 hectares to non-farm uses while in Kuje Area Council the largest group of respondents (74 or 29.6%) lost the same size category of land, 6 -10 hectares. It should be noted also that sizeable proportions of the respondents lost much larger tracts of land (>20 hectares) in the four selected area councils.

Table 7.2 Abuja Municipal Area Council: Hectares of land converted from agricultural to non-agricultural uses

Land size category (hectares)	No. of farmers	Percentage
1-5	5	2.5
6-10	5	2.5
11-15	20	10.0
16-20	10	5.0
>20	10	5.0
Total	**50**	**25%**

Source: field survey, 2005

Table 7.3 Bwari Area Council: Hectares of land converted from agricultural to non-agricultural uses

Land size category (hectares)	No. of farmers	Percentage
1.5	5	2.5
6-10	5	2.5
11-15	10	5.0
16-20	20	10.0
>20	10	5.0
Total	**50**	**25%**

Source: field survey, 2005

Table 7.4 Gwagwalada Area Council: Hectares of land converted from agricultural to non-agricultural uses

Land size category (hectares)	No. of farmers	Percentage
1-5	5	2.5

6-10	10	5.0
11-15	10	5.0
16-20	20	10.0
>20	5	2.5
Total	**50**	**25%**

Source: field survey, 2005

T**able 7.5** Kuje **Area Council: Hectares of land converted from agricultural to non-agricultural uses**

Land size category (hectares)	**No. of farmers**	**Percentage**
1-5	5	2.5
6-10	10	5.0
11-15	20	10.0
16-20	10	5.0
16-20	5	2.5
Total	**50**	**25%**

Source: field survey, 2005

7.2.4 Rural Land Conversion through Land Expropriation by the State (FCTA)

Over the years, the role of the state in land expropriation has not only been by direct confiscation or seizure, but also indirectly by facilitating private individual and corporate land ownership through statutory acts, rules and legislations. The enactment of the Land Use Act of 1978 till date remains a major state instrument used to compulsorily acquire and vest all the land in each state of the federation in the governor of the state to be held in trust for the benefit of all Nigerians. By this means persons interested in acquiring land are required to formally apply for rights of occupancy. Their applications are processed and conveyed to them via certificates of occupancy in the case of lands in the urban areas and customary right of occupancy in the case of lands in rural areas or the local government level.

Through this process, land is alienated or transferred by government through its statutory power of eminent domain. A major consequence of this process is that urban peripheries and

hinterlands have become significant areas of conflict of interests and change over rights to land, ownership, its use, transfer and sometimes sale. The conflict of interest has not been exclusively between the peasant farmers and the state, but also between the rich and poor farmers, between those with secured jobs and the unemployed, between traditional rulers and local farmers, between pastoralists and local farmers and also, at times, within extended families or between one community and another.

Decree No.6 of 1976 that created the FCT transferred and vested the ownership, control and administration of land in the territory in the Federal Government of Nigeria. This legal framework for the administration of land in the FCT was further enshrined in the second part of the first schedule of the 1979 constitution of the Federal Republic of Nigeria. The implication of this land law is that the traditional or customary rights of the indigenous people that inhabited the area before 1976 was forcefully revoked thereby rendering the people landless. It was discovered in the course of this study that the traditional system of land allocation and control is still widely practiced. One can say, therefore, that the expropriation of land by the state in the FCT is in principle, rather than in practice. The argument of the people in the rural areas of the FCT for the persistence of the traditional system of land allocation and control among them was that the federal government has not paid the compensation it promised for taking over their land.

Although the law says that some compensation must be paid for any compulsory acquisition of land by public authorities, the issue is yet to be properly addressed by FCT authorities. This perhaps, explains the changing policy of resettlement of indigenous inhabitants who were initially meant to be resettled out of FCT but are now allowed to remain until when development catches up with them.

Following the creation of the FCT in 1976, the government had initially planned to resettle all the original inhabitants living in the FCT. The government had grossly under-estimated the number of people involved since there was no accurate population data. The initial plan for outright resettlement was to have a clean *carte blanche* on which to plan the development of the territory and implement same. Another reason was to avoid the tendency of an ethnic group domination earlier experienced in Lagos.

It soon became obvious in the cause of a comprehensive socio-economic survey of the FCT, however, that there were many more people in the territory than had been anticipated and that the government would not be able to afford the cost of a wholesale resettlement. There was also a powerful ecological argument against wholesale resettlement, the fear being that the land would become fallow should a wholesale resettlement be implemented, which would lead to increased tsetse fly infestation and associated sleeping sickness. There was thus a shift in the resettlement policy from an outright wholesale resettlement policy to a selective resettlement policy that would affect only settlements falling within any of the categories shown in Table 7.6.

Table 7.6 Planned resettlement of indigenous inhabitants of FCT

S/No	Area Designated as prone to Resettlement	No. of Settlement to be affected	No. of People to be affected
1.	Settlement within the FCC and 5 km if ut	125 settlement to be affected	28,000 people to be affected
2.	The Game Reserve Area	55 Settlements to be affected	15,500 people to be affected
3.	Areas earmarked for watershed protection	24 settlements to be affected	7200 people to be affected

4.	Settlements within 5 km radius of the intersection of the two major road corridors	12 settlements to be affected	3600 people to be affected
5.	Institutional and service land use areas	28 settlements to be affected	8400 people to be affected
	Total	**244**	**65,000**

Source: The Master Plan, 1979

On the whole, the Master Plan envisaged the relocation of about 264 of the total 845 settlements involving over 65,000 people, a figure that must now be revised substantially upwards to take account of population growth since the plan was drawn up.

Recent developments in 2006 revealed the Minister of FCT, Malam Nasir Ahmad El-Rafai, indicated an intention to embark on a series of resettlements programme for both settlers and original inhabitants of the FCT. This was made known during a press conference marking the 30 years anniversary for the creation of FCT in 1976. Table 7.7 shows the on-going resettlement programmes in the FCC.

Table 7.7 Current resettlement programmes in the FCC and FCT

S/No.	Type of Resettlement Programme	Relocation Site	No. of Settlements to be Affected	No. of People to be Affected	Time Frame
1.	Relocation of squatter Settlers in Phase I FCC	Pegi Yangoji Kuchiko	47 villages in FCC	28,880 people	October 2005 December, 2006
2.	Relocation of Settlers in Dutse village area	Resettlement area in Buari	Not stated	Not Stated	“
3.	Relocation of settlers in	Resettlement site in Wasa	Not stated	Not stated	“

	Galadimawa village (AMAC)	(AMAC)			
4.	Resettlement of indigenes in Garki (AMAC)	APO resettlement site outside FCC	10 villages in Garki Village	Not stated	"
5.	Resettlement of indigenes in Kafe and Saraji	Yanya and Karshu	Not stated	Not stated	"
6.	Resettlements of indigenes in Wamba (AMAC)	Resettlement site at Kuje and Kusaki	Not stated	Not stated	"
7.	Resettlement of village in Kubura Town area	Buari Area Council	Not stated	Not stated	"
8.	Resettlement of settlers in Idu and Karmo towns (AMAC)	Resettlement site at Share and Kaari in Buari	About 10 villages	2,448 people to be affected	"

Source: Ministerial Press Briefing at 30 Years Anniversary for Creation of FCT, 2006.

Resettlement exercises in the FCT can therefore be categorized into four, namely:

(i) Settlements not resettled but earmarked for future relocations.

(ii) Resettlements of communities outside FCT such as Wuse and, Asokoro in New Wuse (Niger State) and New Karu in Nasarawa State.

(iii) Resettlements of communities inside FCT such as Maitama, Payi, Jigo, Kukwaba, Kwabwara and Kubwa;

(i) Resettlement of later settlers in villages earmarked to be resettled outside FCC such as Idu, Karmo, Chika, Alaita, Kidugaro, Piwoyi, etc.

The consequence of this is that more rural land would be lost to urbanization in future as farmland would eventually be converted to non-agricultural uses. It also implies that those affected will have their livelihood activities affected.

7.3 HOUSING DEMOLITION BY THE SATE AND POTENTIAL MIGRATION TO THE RURAL AREAS OF FCT

A very drastic way in which government has been asserting its control authority over land in the FCC and FCT is in the demolition of housing structures of all types that are regarded as illegal. The areas where such demolition exercise has been carried out are shown in Table 7.8. Some of the housing structures already demolished have been shown in Plates 1 - 12 in Chapter 6. Most of these housing structures being demolished, especially in the peri-urban areas of FCC, belong to medium and low income people. The likely response of the people affected by the demolition exercise as well as future immigrants to Abuja would be to move farther into the hinterland of the major towns in the FCT. This would be more so if the proposed housing development in the satellite towns should become unaffordable to the poor.

Table 7.8 Areas affected by demolition exercise in FCC/FCT

S/No.	Affected Areas/District	Type of Development Obstruction	Type of Development Control Enforcement Measures
1	Gudu	Obstruction of construction of district infrastructure	Removal of illegal structures

2	Garki	Obstruction of waterline	Removal of illegal structures
3	Wuse	Obstruction of Sewer lines	Removal of illegal structures
4	Asokoro	Obstruction of Sewer lines	Removal of illegal structures
5	Kubwa	Obstruction of high tension and flood plains	Removal of structures on high tension and flood plains.
6	Garki/Wuse/Transit way	Obstruction of inner ring road reservation	Removal of illegal structures
7	Guzape	Obstruction of approved layout and district infrastructure.	Removal of illegal structures
8	Nyanya	Squatter settlements on designated sports complex	Removal of illegal structures
9	Karu	Squatter settlements on designated land for Karu Hospital	Removal of illegal structures/Development
10	Karmajiji	Trespassers and encroachers on the National Military Cemetery	Removal of trespassers and encroachers
11	Wuse Market/Bakassi Market	Illegal structures, 14,000 number containers and batchers indiscriminately placed	Removal of illegal structures, containers and batchers
12	Karmo, Gwagwa, Idu, Mabushi,Pyakasa,Chika,Aleita, Galadimawa, Lugbe, Gosa and Apo Mechanic Village	Illegal structures built by settlers on illegally acquired lands obstructing approved layouts and district infrastructures	Removal of illegal structures and relocation/Resettlement of those affected to Pegi Village (Kuje Area Council) Tunga Maje (Gwagwalada Area Council) and Gosa district in AMAC

Source: Field Survey, 2005-2006

7.4 EFFECTS OF THE CONVERSION OF RURAL LAND TO NON-RURAL USES ON LIVELIHOOD ACTIVITIES IN THE RURAL AREAS OF THE FCT

7.4.1 Depression of Agriculture

A major effect of the conversion of rural lands to residential housing in the FCT is that it has depressed agriculture. Ideally, one would have thought that the growing urban centre of FCC would stimulate agricultural production in response to increasing demand for farm products. However, with the change in perception of the value of land the incidence of land conversion from farming to housing development has adversely affected the overall agricultural output in the FCT by reducing the amount of land available for farming in the area.

The reason for this is that the sale of agricultural land for housing purposes has become rampant among the respondents covered in this study, accounted for by the attractive price of land and the immediate and higher cash reward to be derived by selling the land compared to farming it. Our survey in the study area shows that 62.4% of respondents admitted that they lost their land due to incidence of land conversion from agricultural to non-agricultural uses, mainly housing. Similarly, 53.4% confirmed that the man reason for the loss of land was due to cases of their land being acquired by the government or individuals for housing development in the FCC. See Table 7.9.

Table 7.9: Reasons for shortage of land for agriculture

S/N	Reason for shortage of land for agriculture	No. of respondents	Percentage
1	Land acquired for public housing	117	46.8
2	Land acquired for industries	30	12.0
3	Land lost to speculation	32	12.8
4	Poor soil output	42	16.8
5	Others (government acquisition)	250	100.0

Source: Field Survey, 2005

The proportion of our respondents who had sufficient land for farming declined from 61.6% in 1995 to 45.2% in 2005. And in the same vein 105 or 42% of the 250 the respondents surveyed admitted to a decline in their agricultural output over the same period as a result of the loss of farm lands due to their conversion to housing development (Table 7.10).

Table 7.10: Reasons for declining agricultural productivity

S/N	Reasons for declining agricultural productivity	Period of decline	No. of respondents	Percentage
1	Land sold for individual housing	1995-2005	59	23.6
2	Land acquired by government for housing		105	42.5
3	Soil infertility		13	5.2
4	Land sold to individual speculators		38	15.2
5	Land shared among family members		250	100.0

This development questions one of the key assumptions of the growth centre theory that stipulates that a growing urban centre (like Abuja) would promote development in its rural hinterlands by increasing the production and supply of agricultural products and raw materials from the rural areas in response to the growing demand for them in the urban centre.

In addition the decline in agricultural output in the FCT due to the conversion of agricultural to non-agricultural uses, particularly, residential housing, challenges the less-land-more-agricultural-intensification hypothesis by Mortimore (2005). The hypothesis states that given a situation of dwindling land resources, it will lead to agricultural intensification through the application of hybrid knowledge and technological as well as increased use of inputs and labour.

So far in our study area, farmers have not demonstrated the adoption of intensive agriculture through increased use of more farm inputs such as manure and chemical fertilizers as farmers in rural Hausaland do, where the agricultural intensification hypothesis was formulated. The observed pattern among the farmers in the in rural-urban fringe of FCC has been to sell their lands to the highest bidder (for housing development) for money and then diversify into non-farm livelihood activities or move to the city.

7.4.2 Occupational Changes Resulting from Loss of Farmlands

Consequent upon loss of farm lands through expropriation or sale for non-agricultural development farmers, men and women, especially youth and women (widows) have no land left at or for farming or what remains is insufficient for form farming activities. For this reason many people in the study area have taken to non-farm economic activities for their sustenance.

Table 7.9 and Figure 7.1 show the different types of non-farm activities that our respondents indicated to be their major sources of income. The single most important livelihood activity that has attracted a large number of the respondents (82 or 32.8%) after the loss of their farmlands is handwork which includes carpentry, mason, painting, etc.

Table 7.11 Major livelihood activities of the respondents after loss of farmlands

S/No	Type of activity	No. of respondents	percentage
1.	Trading	43	17.2
2.	Selling of firewood	22	8.8
3.	Daily wage labour	24	9.6
4.	Security Guard	3	1.2
5.	Handwork	82	32.8
6.	Jobless	75	30.0
7.	No response	1	0.04
	Total	**250**	**100.0**

Source: Field Survey, 2005

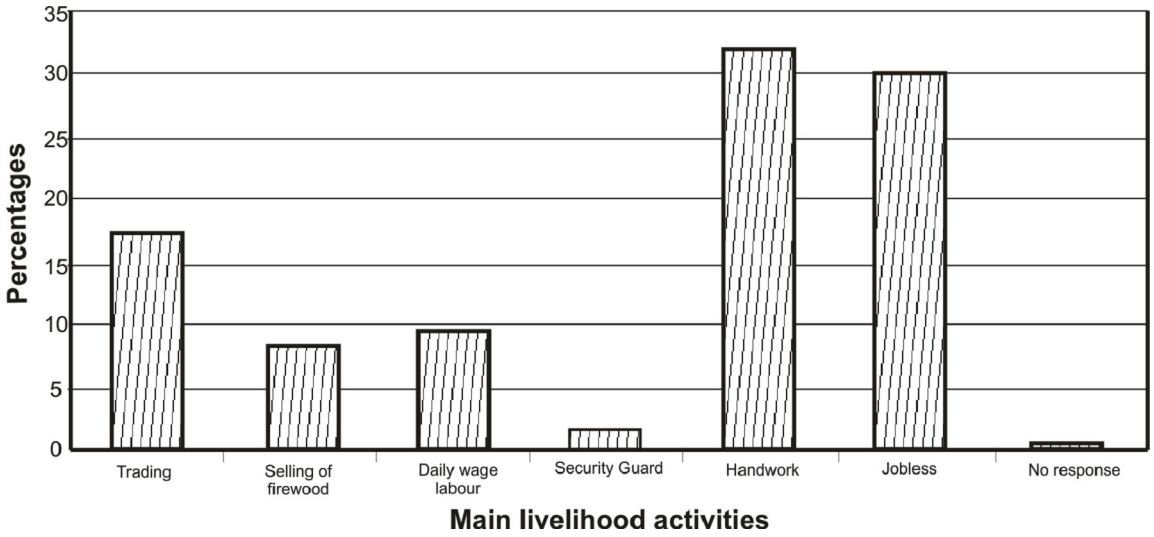


Figure 7.1: Percentage distribution of respondents by major livelihood activities after loss of farmland

A large number of the respondents (75 or 30%) also described themselves as jobless or having no steady means of earning money. These are the people mostly involved in irregular or daily paid jobs as block molding, land clearing, digging of foundation for a new house, concrete mixers, etc.

Petty trading also featured prominently as a major livelihood activity among the respondents attracting 43 or 17.2% of them. They sell manufactured goods like provisions brought from industrial zones of Nigeria as well as farm products such as yam, cassava, maize and sorghum, usually bought from neighbouring states like Nasarawa, Niger and Kogi where they are produced. Our survey shows that there is a gender dimension particularly in the sale of yams. Personal observation reveal that most of those engaged in the sale of yam products are women, mostly found along major access roads such as airport expressway and Nnrthern expressway along Kubwa road. The products are bought from rural markets of neighbouring states and re-sold in the local markets located in the satellite towns of FCT and markets in Abuja City like, Wuse, Garki and Utako. Table 7.12 shows sources of farm products sold as alternative livelihood activities to farming in the study area.

Table 7.12 Farm products sold in local markets by the respondents

S/No	Type of farm product	Source of purchase	Outlet market for trading
1.	Yam	Madalla (Niger State)	Gosa (FCT)
2.	Beans	Madalla (Niger State	Karmo (FCT)
3.	Groundnut	Toto (Nasarawa State)	Gwagwalada
4.	Rice	Iddah (Kaduna State)	Karmo
5.	Maize	Tungan Maje (Niger)	Kubwwa (FCT)
6.	Guinea Corn	Iddah (Kaduna)	Keffi
7.	Egusi	Kotan karfe (Kogi)	Gosa (FCT)
8.	Gari	Lokoja (Kogi)	Garki (FCT)

Source: Field Survey, 2005

7.4.3 Gathering and Selling Firewood

Another interesting livelihood activity which the respondents have adopted as an adjustment strategy to the loss of their farmlands and which deserves separate treatment here is gathering and selling firewood that is mostly done by women. This again is another gender biased livelihood activity. The processes involves going to the bush, identifying tree species that have a high combustion capacity, cutting them down and leaving them to dry, and splitting them into smaller pieces for sale when they are dry. Table 7.13 shows the tree species mostly gathered sold as firewood in the study area.

Table 7.11 Trees species gathered and sold as firewood by the respondents

S/No	Ggbagyi name	English/scientific name	Source of supply	Price/bundle (50kg) =N=)
1	Jiyi (Dimyain Hausa)	Vitex - deviana	Fallow lands	250.00
2	Kwoyi	Shea-butter (butyros permum paradoxum)	?	350.00
3	Myimyi (kokya)	Strychnos spenesa	Open bush	250.00
4	Bmayi	Mahogany (afzeliaquan zensis)	Forest	500.00
5	Gbayi (duruni)	Fiscus – Polita	Open bush	400.00
6	Dnayi (Kadaura)	Baobab (adansonia digitata)	Open bush	450.00
7	Kalagban (Baure)	Fiscus sycomorus	Open bush	400.00
8	Gbagba (Baushe)	Terminalia avicannoides	Open bush	350.00
9	Labayi – beyi (chechya)	Ficus thanniagis	Open bush	300.00
10	Labayizhiyi (Ganji)	Fiscus playtila	Open bush	250.00
11	Kutugbalayi (Madaan padama)	Khaya senaga lensis	Open bush	200.00
12	Naknayi (marke)	Anogeisus leicrpus	Open bush	550.00

Source: Field Survey, 2005

The demand for firewood products is high and consumed by urban dwellers who cannot afford to buy gas or use electricity for cooking. Cutting trees for firewood in the FCT as elsewhere poses an environmental danger in the long term. As the demand for firewood increases, the sources of supply within economic transportation distance (often a walking distance) to urban centres in the FCT would become stripped of their tree vegetation. This is more likely now that wood is also being charred and converted into charcoal, the demand of which is increasing rapidly in our urban centres.

7.4.4 Changing Lifestyle among the Respondents

The influx of people to FCT and particularly the satellite towns in the rural-urban fringe is creating a complex set of behavioural and attitudinal problems amongst the indigenous people in the form of adoption of new lifestyles. This is expressed in the form of behavioural change from the traditional ways, adoption of new tastes and consumption of new products. The urban way of life, with its bright lights and loud sounds, its heavy traffic, its concrete and tarred roads. its fine hotels, has became points of attraction to many of the indigenous inhabitants. These changes put the traditional in the FCT under threat. The rural people of the territory societies are at risk of identity crisis through a complete assimilation of alien cultural practices. The people foresee their various cultures giving way to the newly–introduced one which is a combination of the various cultures of Nigeria together with the so-called Western culture.

One of the indigenous inhabitants engaged in a focused group discussion during the survey for this study in July 2005 at Lugbe, a settlement along airport road commented as follows:

> The coming of FCT? We are finished as a cultural group. Our children are already behaving like the Ibo, Yoruba, Hausa and "Turawa" (white

> people). Some of them (particularly girls) have started misbehaving and have begun to drink bottled beer and to smoke all kinds of cigarettes. They no longer dress in our traditional outfits. I think some of them may soon stop identifying themselves with any of the local tribes because of their so-called new identities. It will be sad, but what can we do when a stronger culture has taken over our area. But I foresee hunger because no one will farm for them. After all, if government takes over all fertile land for housing where shall we get land to farm? The little land left will be too small for too many people to use it for farming".

7.4.5 Commercialization of the Local Economy Personal Relations

In the course of this study it was discovered that the local economy as well as human relations in the FCT are becoming increasingly commercialized. Some of the items such as local corn beer (burukutu), palm kernels, bush meat, mangoes and other local products which used to be obtained free from the bush or forest or made purely for personal use have all became commodities which are regularly bought and sold in the local markets. Many fruit retailers partronise villages in the FCT where these fruits are sold in bulk and bring them for reselling in the urban centres.

In terms of personal relations, the practice of people freely offering to help those in need is fast becoming a thing of the past. In villages children expect a cash rewards when they carry the luggage of their returning relatives from the motor park home. Even people of the same parents, lineage or clan are defining the worth of their relationship more and more in terms of the cash flow from one to the other.

7.4.6 A MODEL OF RURAL LIVELIHOOD TRANSFORMATION IN AN URBAN-CENTRE REGION

We would like to use the knowledge gained from this study to construct a generalised model of how the livelihood activities of a rural area that is situated within an urban-centred region like Abuja can be transformed. The model is shown in Figure 7.2.

A dominant urban centre (such as Abuja) that is surrounded by a vast rural area is the centre of policy formulation and implementation. Such policies may be economic, social, political and environmental in nature. Of the policies emanating from Abuja the most pervasive in its effects on the surrounding rural areas is political the main reason for building Abuja; the main reason for the rush to move the seat of the Federal Government from Lagos, and, for the pattern of land allocation in the new Federal Capital Territory.

But located within Abuja region are rural households whose livelihoods are tied to the land, on which they allocate their other resources of labour and capital. The long and well-established equilibrium in man-land relationship here, in which farming was the dormant livelihood activity was suddenly disrupted by policy-engendered invasion of the rural areas of the Federal Capital Territory by those seeking cheaper land and housing. The political policy to rush the development of Abuja triggered the rapid growth of the city's populations which, unable to secure affordable housing in the city, invaded the rural areas in search of cheaper land and housing, and so, forced land prices up, thereby aiding the conversion of rural land from farming to residential housing.

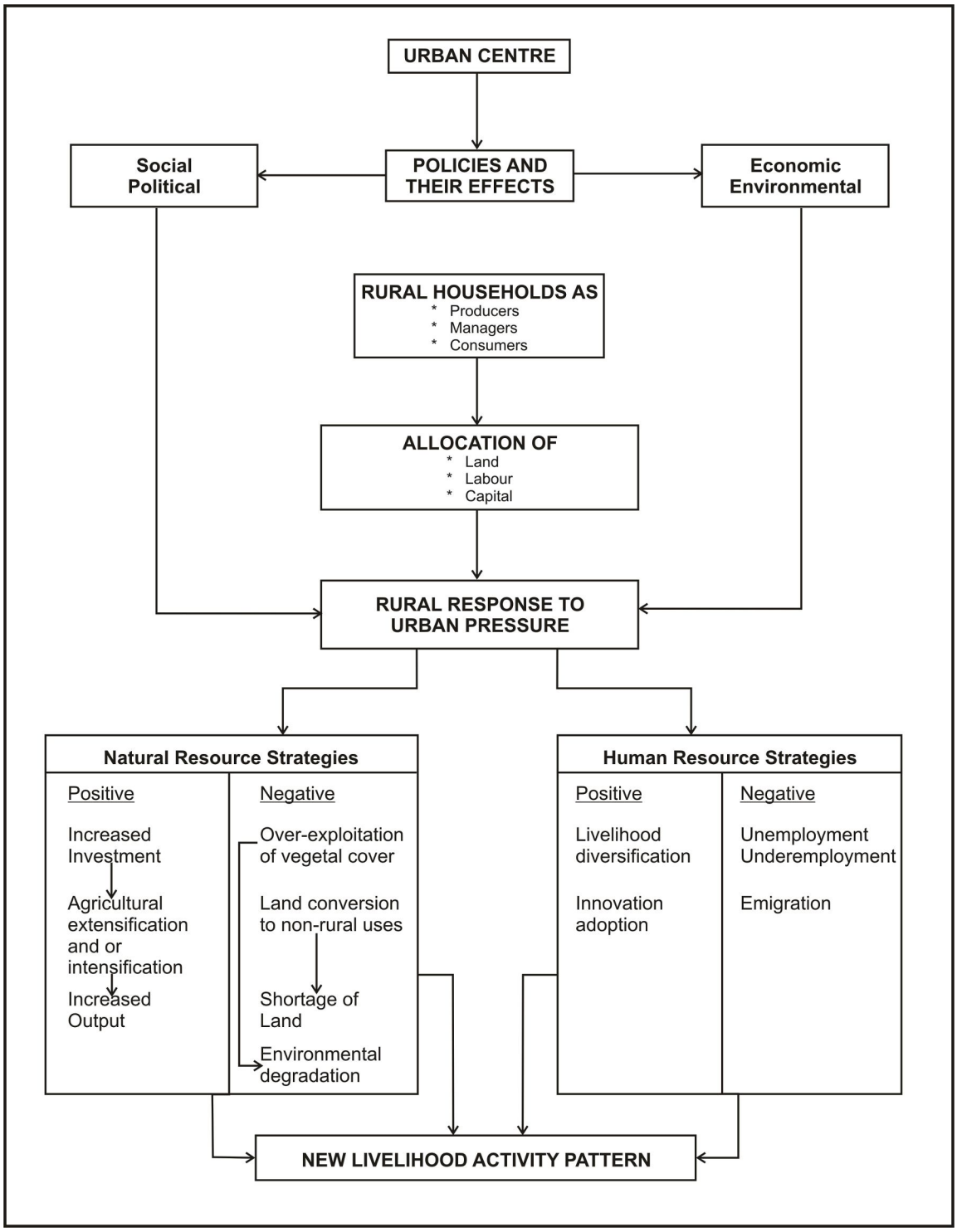
The response strategies of the rural inhabitants in the Federal Capital Territory to this pressure emanating from the Federal Capital City can be grouped into two -natural resource strategies and human resource strategies- both of which can have positive and negative dimension. The negative dimension of the natural resource strategies seem to be dominant in the case of the rural areas of the Federal Capital Territory. This is in the form of (i) conversion of

rural lands to non-rural uses, leading to shortage of farmlands and lower agricultural output, and (ii) exploitation of vegetal cover (cutting and selling wood) which, in the long term, may lead to environment degradation.

The human resource strategies in the rural areas to the pressure from Abuja have both positive and negative dimensions. The dominant and "qualified" positive strategies are livelihood diversification by which respondents in this study are engaged a variety of non-farm livelihood activities and innovation adoption. These aspects are referred to as "qualified" positive human resource strategies because some of these alternative livelihood activities represent underemployment as those involved in them, such as handwork, security guard, daily wage labour, work for a few hours a day and some go for days without doing authority, and therefore, earning no income. Some of the innovations that have been adopted in the form of new tastes and products (cigarette smoking, beer drinking) are adjudged inappropriate culturally and heath-wise. This is not to say that livelihood diversification and innovation adoption resource strategies used by rural dwellers to cope with pressures emanating from urban centres cannot have positive effects. They can be positive strategies if they contribute to higher income and better living standards in affected rural areas.

As rural areas situated in urban-centred regions adapt to policies from the urban centre, a new livelihood activity pattern gradually emerges amongst the rural dwellers. In the emerging new livelihood activity pattern non-farm activities gradually pushed farming from the position of the-one-and-only means of substance amongst the people. The rural economy gradually takes on a diversified pattern.

A MODEL OF RURAL LIVELIHOOD TRANSFORMATION IN AN URBAN-CENTERED REGION



Source: Derived from the findings of the study

CHAPTER EIGHT

CONCLUSION

8.1 SUMMARY OF MAJOR FINDINGS

8.1.1The Rush to Develop Abuja Undermined the City's Master Plan

The sudden shift of the seat of the Federal Government of Nigeria from Lagos to Abuja in December 1991 lead to what can be termed a "mad rash" to develop the city, instead of the phased, gradual development provided for in the master plan. The rush to develop Abuja triggered of a number of extraneous factors that collectively lead to a very rapid growth of the population of the city which could not be adequately housed.

This study shows that the inadequacy of residential housing in the Federal Capital City derives from a gradual-population-growth assumption made for the city which later events made unrealistic. This, in turn, made the amount of land allocated for residential housing in the master plan, especially for low income people, to be inadequate. The study also shows that the assumption that residential housing in the Federal Capital City would be largely supplied by the private sector turned out to be wrong. The Federal Government became the biggest provider of residential houses which are mostly for civil servants.

8.1.2 Residential Mobility towards Rural Area of FCT as Adaptive Strategy by Medium and Low Income Groups

The unfolding scenario in Abuja means one thing for medium and low income people in the city- inadequate supply of a basic human need- residential housing they can afford. The medium and low income inhabitations of Abuja that were covered in this study perceived that there is a wide and growing gap between supply and demand for suitable residential housing in Abuja which they also perceived to the explanation for the ever increasing house rent in the city.

The study reveals that the strategy which medium and low income residents of the Federal capital city have adopted top cope with residential housing shortage and high rent is residential movement or mobility in search of cheaper housing. Some of the medium and low income residents of Abuja covered in this study changed residence as many as five times for the same purpose. The pattern of these residential movements, the study also reveals, is from the Federal Capital City outwards to the rural areas of the Federal capital Territory.

8.1.3 Rise in Rural Land Value and Conversion of Rural Lands to Housing for urban workers

The movement of cheaper residential housing-seekers from the Federal Capital City into the rural areas drove up the price of rural land which, as the study shows, resulted in residential housing competing out the use of rural for farming. This is borne out this study which shows that large tracts of farmlands have been converted into housing in the selected area councils. The main driving force for the conversion of farmlands into housing, the respondents in this study revealed, was the attractive prices for the land for housing purposes.

8.1.4 Shortage of Farm Land and Declining Agricultural Output

The study shows that the conversion of farmlands into residential housing has impacted negatively on agriculture. Many of the respondents in the rural areas covered in this study indicated that they were left with inadequate farmland as a result of land conversion to housing and that agricultural output is on the decline in their area. That less farm land would result in

lower agricultural output in the study area is understandable, bearing in mind that farmers here still practise rotational bush fallow system of agriculture which requires extensive lands with little or no input such as chemical fertilizers or manure.

8.1.5 On-Going Housing Demolition and Planned Resettlement Programme Likely to Escalate Conversion of Rural Lands to Non-Rural Uses

The study highlighted the magnitude of population displacement that the on-going housing demolition in the Federal Capital City (Abuja Phase I) has caused as well as large population groups to be displaced by recently planned resettlement schemes in the Federal Capital Territory as a whole. The people so affected will not go away from the Territory. Rather, the impact of the two exercises- housing demolition and resettlement schemes- would be to push medium and low income people in the territory further away into the rural areas in search of cheaper land and housing which will lead to more rural lands being converted to non-rural uses.

8.1.6 Occupational Diversification and Pre-Mature Tertiarisation

With less land to farm and dwindling agricultural output as a result of the conversion of rural lands to housing, the people covered in this study were to diversity into non-farm livelihood activities. The study shows petty trading, gathering and selling fuel wood, daily wage labour and handwork as the most popular adaptive livelihood strategies among the people in the study area who have converted some or all of their lands to non-rural uses.

8.1.7 Commercialisation of the Rural Economy and Change in Lifestyle

The invasion of the rural areas of the Federal capital Territory by cheaper housing-seekers has also impacted on the culture of the people. The study shows that the lifestyle of the people is rapidly changing by the adoption of new tastes and consumption of new products. The study area

is also experiencing the commercialisation of the local economy. Local products which people used to obtain freely from the bush have become saleable commodities. And in the area of interpersonal relations, even close relatives are now defining the worth of their relationships more and more in terms of the amount of cash flow from one member to another.

8.2 POLICY OPTIONS AND RECOMMENDATIONS

Some of the policy recommendations emanating from the findings of this study that can be made to facilitate a more efficient development of Abuja are as follows.

8.3.1 Recommendations on the Master Plan.

a. The Abuja Master Plan should be subjected to a thorough scrutiny to identify its deficiencies. In other words, there is a need for a thorough re-examination of the philosophy, and objectives of the Master Plan. And in light of the prevailing socio-economic realities our time and the foreseeable future new goals and objectives for the whole federal Capital Territory. In setting new goals and objectives for the territory strategies should be clearly worked out on how to get all stakeholders involved in the review process, such as organized private sector, the public sector, non-governmental organizations (NGOs) community based organizations (CBOs), men and women market associations and relevant professional bodies.

b. In consideration of the cases of conflicting land uses and conversions, the FCDA should commission a study on comprehensive land use survey of existing developments (including cases of amendments/deviations) in the FCC. This will portray the realities of today vis-à-vis the dreams of the plan when it was conceived at inception

c. Similarly, a critical re-examination of conflicting jurisdictional statutory functions between FCDA, FCTA, Area councils and local communities, particularly on land administration is required with a view to resolve any conflicts arising from their operations and areas of overlapping functions.

d. As regards the implementation of the next phase of Maser Plan– Phase II- there is need to commission sectoral studies of the Federal Capital Territory (e.g. infrastructure – roads, water and housing supply, resettlement and open space development). This should be followed with public presentation of the study reports in workshops to generate input from all stakeholders

e. In order to ensure complete compliance there should be a continuous monitoring of the implementation of the Master Plan by a master plan implementation steering committee so as to check cases of violations encroachments and deviations.

8.3.2 Recommendations on Residential Housing in the Federal Capital City and Federal Capital Territory.

This study has shown that the existing housing facilities in the Federal Capital City and Federal Capital Territory provided by both the government and the private sector are still far and short of what is required. This has been attributed to inadequate private sector participation in the area of housing and high cost of land and building material. Also, the policy of low income housing which is critical in meeting the needs of the low income group has not been wholeheartedly implemented. Rather, some high density areas have been converted to low density areas with resultant under-provisions of housing for the low income group who are left with no option than to go out to the satellite towns in search of cheaper and affordable land and housing.

The following recommendations are made to address the problems.

a. The private sector should be encouraged to participate in housing delivery by creating an enabling environment for developing housing estates.

b. The government should act as a facilitator of housing delivery as it is now evident that the problem cannot be solved by direct production of houses.

c. There is need for a deliberate policy on low income housing and the involvement of both the private and public sectors in solving the acute shortages which are mostly due to lack of affordability. This can be done by making access to land easy by public sector through site and services and suitable economic policies.

d. It is not always advisable to demolish low income residential house termed squatter settlements, rather an urban renewal approach should be adopted to upgrade these areas and provide better facilities particularly housing and communal facilities.

e. For housing development projects emphasis should be placed on producing more dwelling units my means of multiple housing schemes, such as blocks of flats, terraced houses etc, which are in accordance with high density urban housing delivery.

f. Similarly, there is need for infrastructural facilities to be provided in Phase II to facilitate development of housing projects and also to release pressure on phases one. The provision of infrastructure could be prioritized and provided in phases in order to allow allottees accessibility to their plots.

8.3.3 Recommendations on land administration

Land speculation is identified as one of the major problems which have emerged as a result of poor implementation of the Master Plan. These have affected housing particularly the low income group through high land prices and the bottleneck and high cost of government land

allocation practices. The wide gap between the market price of serviced plot and the low fee paid on allocation makes it more profitable and attractive for an allottee to resell rather than develop. Current administrative charges on transfer of an underdeveloped plot are not sufficiently deterrent to speculators. On the other hand private developers have not been sufficiently encouraged to participate in the Abuja real property market (land and housing) because of the constant threat of revocation and high cost of land acquisition in the informal market.

In order to address some of the various problems enumerated above and ensure that the FCT meets the goals and objectives of its creation and become an enduring Federal Capital City of Nigeria, the following recommendations are made:

a. City development being a phased programme over a medium to long-term period, there is need for a Master Plan review committee to review the plan at probably five year intervals so as to allow for changing needs such as demographic changes which will constantly affect planning proposals.

b. There is a need to immediately undertake an aerial survey of various structures on ground, especially the infrastructural facilities for the purpose of building a comprehensive database for the various types of infrastructure, their locations, specifications and capacities. This is to facilitate planning for their maintenance, up-grading, etc.

c. There is also a need for an efficient computerized land information and registration system. The recently installed and functioning Geographic Information System (GIS) by the FCTA should be extended to include a comprehensive Land Information

System (LIS) on all the properties so as to form a database and provide a basis for revenue generation.

8.4. SUGGESTION FOR FURTHER RESEARCH

8.4.1 Socio-economic Effects of Premature Tertiarisation

This study has revealed that a gradual transformation of livelihood activities is taking place in the rural areas of the Federal Capital Territory as a result of shortage of farmlands which is being engendered by the spill-over effect of residential housing demand in the Federal Capital City resulting from the conversion of rural lands to non-rural uses. As a result of the loss of farmlands, more and more people in the rural area of the FCT are taking on non-farm alternative livelihood activities, a process we have described as premature tertiarisation. An interesting research spin-off from this finding could be one that focuses on investigating the extent to which the alternative livelihood activities which the people have adopted are more beneficial to the individuals involved in particular and their communities in general, than the primary activities they were engaged in before converting some or all of their lands to housing development.

8.4.2 Environmental Impact of Fuel Wood Cutting in the FCT

A major alternative livelihood activity that some of those who have converted their lands to housing have taken on is cutting and selling firewood. The extent of environmental impact of the wood cutting is can be another follow research activity to the study reported here.

8.4.3 Land Markets in the FCT

A third issue arising from the present study which calls for further research is the structure and operation of the land market in Abuja. There are basically two types of land markets in developing countries- formal and informal. The formal market is the controlled by government while the informal one, what can be called the private sector market, is controlled by different types of operators. Some of the questions for which answers should be sought through research are: (1) what is the structure and operational pattern of the two land markets like in the FCT? (2) How do the characteristics of the two markets aid or constrain housing development and land administration in the FCT? (3) And how can the two markets be harmonized to achieve efficient housing delivery and land administration in the territory?

REFERENCES

Abler, R.; Adams, J. S. and Gould, P. (1973) ***Spatial Organisation: The Geographers View of the World***. London: Prentice-Hall.

Advisory Commission on Inter-governmental Relations (ACIR) (1968) ***Urban and Rural America: Policies for Future Growth*** (Washington D.C.).

Ajayi, J. O. (1995) ***Land Use competition in the Rural Urban Fringes of Kano.*** Unpublished Ph.D. Thesis, Department of Geography, Ahmadu Hello University. Zaria.

Andrew, R. B. (1945) "Urban fringe studies of two Wisconsin cities: A summary". ***Land Economics***, Vol.21,375—382.

Allen, K. and 1-lertnansen, T. (1968) ***Economic Growth- Regional Problems and Growth Centres in EFTA*** (1968).

Ariyo, J.A. (1985) "The regional context of physical planning" Paper Presented at the 1985 Conference of Association of Town Planning Students of Nigeria (ATPSN), Ahmadu Beiio University. Zaria. 25~ March 1985. pp. 4-5.

Ariyo, J. A. (1987) Towards making growth centre policies work in a developing economy. ***Geography,*** October, 1987, pp.309-316

Ariyo, J. A. (1989) "The policy challenge of the growing phenomenon of speculative land holding in the urban Areas of Northern Nigeria" Paper presented at the workshop on Land Administration and Development in Northern Nigeria, pp. 1 - 14, Department of Geography, Bayero University Kano.

Badsha, A. A. (1996) ***Our Urban Future: New Paradigms for Equity and Sustainability.*** London: Zed Books.

Balogun, 0. (2001) ***The Federal Capital Territory of Nigeria: A Geography of its Development.*** Ibadan: University of Ibadan Press.

Best, R. H. (1968) "Competition for land between rural and urban uses" in ***Land use and Resources: Studies in Applied Geography***, ***Transactions of the Institute of British Geographers***, Vol. I, 89 - 100

Bish R. L. and Nourse, H. O. (1975) ***Urban Economics and Policy Analysis.*** New York: McGraw-Hill Book Company.

Bourne, L. S. (1981) ***The Geography of Housing.*** London: Edward Arnold.

Bryant, C. R. Russwurm, L. H. and McClellan, A. G. (1982) ***The City's Countryside.*** **(Publisher? Where published?)**

(Author(s))? ***Land and its Management, In the Rural-Urban Fringe*** Longmans: London.

Burgess, P.; Carmona, M. and Kolstee, T. (eds) (1997) ***The Challenge of Sustainable Cities***, Zed Books, London.

Carittin, P. P. and Char Than, R.L. (1958) "Urban impact on agriculture in Santa Clara, California". ***Annals of the Association of American Geographers***, vol. 48, 192 - 228.

Caregov, H. P. (1957) "The Pressure on Californian Land". ***Land Economics***, ***Vol.33*** ,pp. 311-325.

Coleman, A. (1978a) "Last bid for land use sanity". ***Geographical Magazine***, ***Vol. 50***, pp. 820 - 824.

Doxiadis Associate (1983) ***Regional Development Plan for the Federal Capital Territory, Vol. 1 Book 2***.

Edwards, A. M. (1969) "Land requirements for U.K. Agriculture by the year 2000". ***Town and Country Planning. 37***, 108-15.

EFTA (1968) ***Regional Policy in ETA: An Examination of the Growth Centre Idea.*** Edinburgh: Oliver Boyd.

Eldredge, H.W. (1976) "The New Town Concept" in H.W. Eldredge (ed) ***Thawing Megalopolis, Vol. 2. How to Manage an Urbanized World***, New York: Doubleday & co. Inc.

El-Rufai, lvi. (2004), Ministerial Press Briefing. Abuja: Federal Capital Development Authority (FCDA) 1979), The Masterplan for Abuja, The New Federal Capital of Nigeria.

Found, W. C. (1971) ***A Theoretical Approach to Rural Land-use Patterns.*** London: Edward Arnold..

Fox, C. (1966) ***The Role of Growth Centres in Regional Economic Development***. Department of Economics, State University of Science and Technology, Ames, Iowa.

Hart, I. F. (1976) "Urban encroachment on rural areas". ***Geographical Review, Vol. 66***, 1 - 17.

Igbozurike, U. M. (1978) Agriculture at the Cross Road. Ile-Ife: University of Ife Press.

Ilbery, B. W. (1985) ***Agricultural Geography: A Social and Economic Analysis*** Oxford University Press.

Jenks, J. and Burgess R., (ed) (2000) ***Compact Cities: Sustainable Urban Forms for Developing Countries,*** London: (Publisher?)

Jung, J. (1971) ***"L' A Management de I'espace Rural: Une Illususion Economique, Caimann Levy Perspective de I'economique*** .Paris: Economic Contemporaine.

Johnson, J. H. (1954) ***Suburban Growth; Geographical Processes at the Edge of the Western City.*** London: John Wiley and Sons.

Kaiser, E. J. and Chapin, F. S. Jr. (1979) ***Urban Land Use Planning,*** (Third Edition), Chicago: University of Illinois Press, Chicago.

Kerlinger, F. N. (1979) ***Foundations of Behavioural Research***, Second Edition, London: (Publisher)?

Krueger. P.R. (1978) "Urbanization of the Niagara Fruit Belt". ***Canadian Geographer, 22***, pp. 379 – 393.

Gboyega, A. (1986) "Identifying food crop production at the rural urban fringe in Western Nigeria" "Paper presented at the 29th Annual Conference of the Nigerian Geographical Association held at Ahmadu Bello University, Zaria, p. 23.

Leary, Robert M. (1970) "Capital on the Ottawa". ***Town Planning Review,*** Vol. 41, No. 1.

Mabogunje, AL. (1980) ***The Development Process: A Spatial Perspective***. London: Hutchinson University Library for Africa.

Ministry of Federal Capital Territory, MFCT, (2001) ***The Review of Abuja Master Plan.***

Mosley, M. J. (1974) ***Growth Centres in Spatial Planning***. York: Pergamon.

Munton, R. J. C. (1974) "Farming on the urban fringe", in J. H. (ed), ***Suburban Growth: Geographical Processes at the Edge of the Western City.*** London: John Wiley and Sons. London

Nicholas, V. (1969) "Growth poles: An evaluation of their propulsive Effects". ***Environment and Planning,*** Vol. 1, pp. 193-208.

OECD,(1979) ***Agriculture in the Planning and Management of Peri-Urban Areas, Vol. 2.*** Paris.

Oguntoyinbo, S. Areola, 0.0. and Pilani M. O. (eds) (1983) ***A Geography of Nigerian Development*** (Second Edition). Ibadan: Heinemann Educational Books Ltd.

Onibokun, P. (ed) (1985) ***Housing in Nigeria***, NISER, Ibadan, Nigeria

Onokerhoraye, A. and Omuta, G. E. D. (1994) ***City Structure and Planning for Africa.*** Benin City: University of Benin Social Science Series.

Onokerhoraye, A. (1995) ***Urbanization and Environment in Nigeria***. Benin City: University of Benin Social Science Series.

Ologe, K. O. (1992) "Case Study: Population, Modernization and Environment in the Federal Capital Territory". In Aina, T. A. and Salau, A. T. (eds) ***The challenge of Sustainable Development in Nigeria***. A report submitted by the Nigerian environmental Study/Action Team to the United Nations Conference on Environment and Development, Rio de Janeiro, brazil, June 1 – 12, 1992.

Pryor, R. J. (1968) "Defining the rural-urban fringe". ***Social Forces Vol. 47*** pp. 202 -15.

Sada, P. O. (1971) "The Nigerian twelve state political structure". ***Nigerian Geographical Journal***, ***Vol. 14***, pp. 17-31.

Salau, A.T. "Urbanization, planning and public policies in Nigeria" In El-Shakhs, S. (ed) (1979) ***Development of Urban Systems in Africa***. U.S.A. (Publisher?

Sindair, Ri. (1967) "von Thunen and urban sprawl". ***Annals of the Association of American Geogrpahers, Vol. 57***, pp. 95-111.

Smith, T. L. (1947) ***The Sociology of Rural Life.*** New York: Harper and Brothers.

Tarrant, J .R. (1974) ***Agricultural Geography.*** Newton Abbot: David and Charles.

United Nations Population Fund (UNFPA) (1999) ***The State of World Population (1999).*** New York: United Nations.

United Nations Department. of Economic and Social Affairs (1975) ***Urban Land Policies and Land use Control Measures, Volumes 1- 7*** New York.

Vagale, L.R (1976) "The form and structure of new capital cities: guidelines for the design and development of the proposed Federal Capital of Nigeria. A paper presented at the Nigeria Institute of Town Planners Seventh Annual Conference, Ibadan, November, 11 - 13.

Wehwein, C. S. (1942) "The rural-urban fringe". ***The Economic Geography, Vol.8***. pp 217-28.

Wibberley L.. P. (1968) "Pressures on Britain's rural land", in ***Land Use or Abuse,*** Report of the 22nd Oxford Farming Conference.

Wibberley, U. P. (1971) ***An Agricultural Land Budget for Britain, 1965-2000***. Wye College, Kent.

Whitehead, I.W. R. (1967) "The fringe belts: a neglected aspect of urban Geography". ***Transactions of the Institute of British Geographers, Vol.41,*** pp. 223 - 232.

Appendix B

Estate developers approved for the accelerated development of the CBD in the FCC

S/NO	Name of Property Developer/Property Company	Location of Property for Development
1	A.G. Ferero	FCC
2	Clear Acres Properties Nigeria Ltd	FCC
3	Brownstone Properties Company Ltd.	FCC
4	MGSL Mortgage Banker	FCC
5	Estate Deal Nigeria Limited	FCC
6	Chachangi Airline limited	FCC
7	Kalila Nigeria limited	FCC
8	ASCON Oil Company Limited	FCC
9	Maituta Nigeria Limited	FCC
10	IRS Airlines	FCC
11	Miller Caroon Investment Limited	FCC
12	Interland Skills Limited	FCC
13	Dabo Motors Limited	FCC
14	Sigma Engineering and Construction Company Ltd	FCC
15	Hezabol Nigeria Limited	FCC
16	P and P Construction and Commercial Co. Ltd	FCC
17	Coscharis Motors Limited	FCC
18	Pinnacle Consultants	FCC
19	YMCA Consultants	FCC
20	First Atlantic Reality company Ltd	FCC
21	EN – N (Nigeria) limited	FCC
22	Garewa Resources (Nigeria) Limited	FCC
23	Al Musafil Motor Limited	FCC
24	CCC Nigeria Limited	FCC
25	Lucky Nigeria Limited	FCC
26	Canes Properties Limited	FCC
27	CGC Nigeria Plc	FCC
28	Mediterranean Suits and Restaurant	FCC
29	Ocean View Plaza Development Ltd	FCC
30	The Heir 100m Hotel 84 Restaurants Ltd	FCC
31	Madeira Properties Limited	FCC
32	Imani and sons limited	FCC
33	Rosehill Group Limited	FCC
34	Mends Specialist Hospital and Aviation	FCC

	Med. Centre	
35	Sak Resources Limited	FCC
36	Kadal consolidated company Ltd	FCC
37	Pyramis Estate Limited	FCC
38	Sanbell Investment Limited	FCC
39	Lan's Consult Nigeria Limited	FCC
40	Erudite consulting Nigeria Limited	FCC
41	Taproof Investment Limited	FCC
42	Interprojects Association Limited	FCC
43	Hyster Investment Limited	FCC
44	Suhaf Associates Limited	FCC
45	Sio properties Limited	FCC
46	Marcan Engineering Limited	FCC
47	Excel Int. Business concepts Nigeria. Ltd	FCC
48	Amani Integrated Services Ltd	FCC
49	Eweke Resources Limited	FCC
50	Alvita Nigeria Limited	FCC
51	Standard Reality Limited	FCC
52	Cadence Properties Limited	FCC
53	Diplomat investment Limited	FCC
54	Canal Investment Limited	FCC
55	WAECO Limited	FCC
56	Salmab Limited	FCC
57	Samfur Investment Limited	FCC
58	Interglobal Limited	FCC
59	Nemmacol Nigeria Limited	FCC
60	Properties Estates Limited	FCC
61	Matterson Properties Limited	FCC
62	Amsako Industry Limited	FCC
63	Shelter concepts Nigeria Limited	FCC
64	Heritage Press Limited	FCC
65	Dantata and Sawoe	FCC
66	Nalado Nigeria Limited	FCC
67	T.Y. Holdings Nigeria Limited	FCC
68	A.S.A. Nagero and Sons	FCC
69	Proline West Africa Limited	FCC
70	Whitestone Limited	FCC
71	ICON Partners	FCC
72	Pacific Bank	FCC
73	ZTE Nigeria Investment Limited	FCC
74	Standard Trust Bank	FCC
75	Johnson properties Limited	FCC
76	Standard Construction Limited	FCC
77	Housing Alliance Limited	FCC
78	SCC Nigeria Limited	FCC

79	RDI Nigeria West Africa Limited	FCC
80	Corporate Ideals Insurers Limited	FCC
81	PL Nigeria Limited	FCC
82	DA B Limited	FCC
83	Units Environmental Sciences	FCC
84	Shap Hames Limited	FCC
85	LOWE Lintas	FCC
86	Magnum Mining Company Limited	FCC
87	Coulson properties Limited	FCC
88	Viendubond Constructures Nigeria Ltd	FCC
89	Sami Wadata Clinics Limited	FCC
90	Technoplus Global Resources Ltd	FCC
91	Rabsodit Ventures Nigeria Limited	FCC
92	Ma properties Nigeria Limited	FCC
93	Mercury Investment Int. Limited	FCC
94	Intertech Design Affiliates Limited	FCC
95	Kan Hanz Nigeria Limited	FCC
96	Mashad Global Services Limited	FCC
97	Pure Technical Services Limited	FCC
98	Info-data Zoo Plus Limited	FCC
99	Hammoud and Saidi Int. Nigeria Limited	FCC
100	Samfel Global Network Limited	FCC
101	Northgate Limited	FCC
102	Nasara Integrated Ventures Ltd	FCC
103	Access Bank Nigeria Limited	FCC
104	MAZ Limited	FCC
105	ZENITH International Bank	FCC
106	Executive Properties Limited	FCC

Source: The PPP Unit, Ministers Office FCT, 2005

Appendix C
Appointed as land housing marketing agents in the FCC

S/NO	Name of Estate Agent	Location / District	Main Area of Operation
1	CITEC Nigeria Limited	Kubwa Town	Residential Housing / Land
2	Cosmopolitan Estate	Durumi	Residential Housing / Land
3	Cardiff properties Ltd	Garki II	Residential Housing / Land
4	Diya Fatimeyin and Co.	Gudu	Residential Housing / Land
5	Supo Ojo and Company	Wuse Zone 3	Residential Housing / Land
6	Oasis and Sharon Estates	Kado	Residential Housing / Land
7	Daramola Ohitoye and Associates	Kabura	Residential Housing / Land
8	Dapo Estate Construction Company	Jabi	Residential Housing / Land
9	Peter Nepel and Company	Asokaro	Residential Housing / Land
10	Peter Okolo and Company	Wuse Zone 3	Residential Housing / Land
11	Alagbe and Partners	Gwarinpa	Residential Housing / Land
12	Prudential Estate Mgt. Company	Garki II	Residential Housing / Land
13	Omega Trst Estate Ltd	Gwarinpa	Residential Housing / Land
14	Zintas Nigeria Limited	Kado	Residential Housing / Land
15	D Disrachi Nig. Limited	Utako	Residential Housing / Land
16	OAF and Associates Ltd	Garki II	Residential Housing / Land
17	Gee Consult Limited	Asokaro	Residential Housing / Land
18	Idi and Partners Estate Surejars	Maitama	Residential Housing / Land
19	Shelter Homes Limited	Wuse II	Residential Housing / Land
20	FHA Homes Ltd	Gwarinpa	Residential Housing / Land
21	Hallmark Homes Limited	Wuse Zone 6	Residential Housing / Land

Source: Field Survey, 2005

Appendix D

Estate developers whose plots were revoked in the FCC

S/NO	Name of Estate Company / Agent	Location of plot Revoked
1	Amani Integrated services Limited	Central Business District
2	Clear Acrers property Limited	Central Business District
3	Erudite Consulting Nig. Limited	Central Business District
4	Fak (Sak) Resources Limited	Central Business District
5	ICON Partners Limited	Central Business District
6	Miller Caroni Investment Ltd.	Central Business District
7	Properties and Estates Limited	Central Business District
8	Pyramid Estate	Central Business District
9	Shap homes Limited	Central Business District
10	Bishops Limited	Jabi District
11	Bivrut Nigeria Limited	Jabi District
12	Brick structures Limited	Jabi District
13	Corner – Gate Limited	Jabi District
14	Hextan Investment Limited	Jabi District
15	Kariken Ventures Limited	Jabi District
16	Linear Line International Ltd	Jabi District
17	Muhtaj Frantline Services	Jabi District
18	E-Technologies Limited	Idu Industrial Area
19	Home makers Limited	Idu Industrial Area
20	Erudite Consulting Nigeria Ltd	Mass Housing Area

Source: PPP Unit, Ministers office FCT, 2005

housing development.