INDUCED CHANGES IN THE RURAL AREAS OF THE FEDERAL CAPITAL TERRITORY (FCT), ABUJA

BY

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D E C L A R A T I O N

I hereby certify that this thesis has been written by me and it is a record of my own Research Work. It has not been accepted in any previous application for a higher degree. All quotations and sources of information are specifically acknowledged by means of reference.



Signature

5/5/90

Date

CERTIFICATION

This thesis entitled "INDUCED CHANGES IN THE RURAL AREAS OF THE FEDERAL CAPITAL TERRITORY (FCT), ABUJA" by LAZARUS Z. GAZA meets the regulations governing the award of the degree of Master of Science (M.Sc.) in Rural Development of the Ahmadu Bello University, Zaria and is approved for its contribution to knowledge and literary presentation.

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D E D I C A T I O N

This Thesis is dedicated to:

To my beloved wife, Esthy with a deep sense of gratitude and love for her moral and spiritual encouragement unreservedly rendered.

To my dear daughters, Awyetu and Josephine for having to be patient with all deprivations during the course of this study.

To my beloved mother and uncle, late Mrs. Wosun Zaka and Mr. Ishaya T. Baka who sow the seeds of prosperity in me but could not live longer than now to harvest the fruits of their labour.

To the peasants who sacrificed their land - the basic means of their socio-economic life - for the development of the new Federal Capital.

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ABSTRACT

A critical examination of the strategies for rural transformation in the Third World Countries reveals the decisive roles usually assigned to the creation of a conducive socio-spatial structures (Lea and Chaudhri, 1985). Indeed, as argued by Mabogunje (1980), much of development has to do with "the creation and organization of spatial forms and structures" (P.*53)*. Since human activities invariably take effect over space, effective management of geographic space is very crucial to the development process.

The study seeks to understand the socio-spatial changes -and rural transformation induced by the creation and development of the new Federal Capital, Abuja. The transfer of the Federal Capital from Lagos to Abuja involves the flow of people, huge amount of capital intensive and extensive construction activities by both national and multinational companies. Their activities are all directed towards creating a new landscape in the development of the new Federal Capital. These new developments in an area that had relatively been neglected for a long time by previous development efforts are bound to have a profound effect on the physical, social and economic aspects of the indigenous population inhabiting the rural settlements in the FCT.

In view of these, the changes which the new Federal Capital is expected to bring, should be such that they lead to a greater improvement in the welfare of the inhabitants. The positive impact of these changes can only be guarranteed by positive adaptation to these changes and a dynamic

government policy at all stages or phases of development of the new Federal Capital.

The thesis reviews a number of relevant theoretical formulations that have been put forward by regional planners to explain various aspects of the process and pattern of regional development. The Central place Theory and Growth Centre theory and Integrated Planning strategy are among several theoretical formulations that have been put forward to explain and rationalize the strudtures and functions of economic landscapes with a view to facilitating spatial integration of human activities in the development process. The integrated planning strategy contends that the highest level of effectiveness in planning, can only be achieved when all facets of development are completely integrated.

The research findings revealed that certain problems and implications arising from the changes induced by the development of the Federal Capital are iminent. Such problems as population growth, migration, unemployment, inadequate provision and distribution of social, institutional and communal facilities utilities and services, uncontrolled development, land appropriation and resettlement exercise of the people affected by the development projects, are among several problems that have resulted in the process of the development of the FCT. The study further revealed that there are, however, positive changes that could be strengthened to enhance and facilitate the improved standard of living of the inhabitants of the study area. These

include increase in number of educational and health institutions, increased income, improved accessibility of rural areas and consequently relative improvement in the standard of living.

The thesis therefore, suggests the need for a more dynamic integrated planning strategy that will bring about genuine self-sustaining transformation of the rural areas in the FCT. This strategy places strong emphasis on "development from below" which is essentially basic-need-oriented, adequate provision and distribution of socio-economic activities in the rural areas of the FCT. For this will help to regulate the trends of rural-urban migrations. The spatial pattern that will emerge therefrom will be a well planned rural service centres with both vertical and horizontal linkages to the surrounding villages, as rural settlements will then have equal access to essential services. This will consequently lead to an improved and self-sustained standard of living of the inhabitants in the study area.

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CHAPTER ONE

INTRODUCTION

The idea of the movement of national capital city from one location to another has become an internal problem due to problems encountered with their former capital cities such as lack of centrality, ease of spatial development and administrative convenience, among others. Some of the countries that have relocated their national capital cities include the U.S.A.; Pakistan, Brazil, Malawi, India, Ivory Coast, Tanzania, and Nigeria.

In Africa, the relocation of capital cities became pertinent when the countries concerned realised after independence, that their capital cities were located without any regard for their national interests but were by imperial design, located in the coastal areas to suit their colonial master's interests who needed Sea links with the colonial metropolis for economic and political motives.

In the Nigerian context, Lagos increasingly became as the national capital due to its multiple status as Federal and state capitals as well as being a major Sea port, airport, industrial and commercial centres. In addition, such problems as Lagos' peripheral location on the South Western coast, its lack of room for spatial expansion and its identification with one of the major ethnic groups in the country, the Yoruba, necessitated the relocation of the capital city (Doxiadis, 1981)(See Table 1.1)

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

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

Source: Federal Committee Report, 1975.

Following the acceptance of the recommendations by the panel set up in 1976 to examine the dual role of Lagos as a Federal and State capitals, was the promulgation of Decree No. 6 on February 4, 1976, establishing the Federal Capital Territory (FCT) Abuja. The acceptance was based on such criteria as national unity, centrality, good and tolerable climate, land availability and use of adequate water supply, low population density, physical planning convenience and security among others (Table 1.2).

1.1 Research Problem

With the creation of the new Federal Capital Territory (FCT), about 840 villages located within the area with an approximate population of about 124,674 were affected (Doxiachis, 1981). The inhabitants of the territory were initially to be moved out and resettled outside the territory. However, after considering the huge cost of compensation involved, the Federal Government decided to review the policy to resettle only those affected in the priority areas of development. In the non-priority areas, the inhabitants had the option to remain within the territory.

The transfer of the Federal Capital from Lagos to Abuja involves the inflow of people, huge amount of capital and intensive and extensive construction activities by both national and multinational companies. For instance, some of the development projects carried out and which may bring about changes in the study area include the following:

(i) The establishment of the four Local Government Areas in 1985;

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

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

Source: Aguda Panel Report, December, 1975.

(ii) The construction of the outer and inner Expressways the outer and Southern Expressways, the Nothern and Southern Parkways, the Airport Expressway and the Ring Road I;

(iii) The construction of housing estates at Garki, Wuse, Karu, Asokoro, Gwarinpa, Gwagwalada Bwari, Karshi and Kwali;

(iv) Rural electricity project with a total distance

of 314km of 33kv. lines covering the study area;

(v) Public and social facilities such as primary, secondary schools, police and fire stations, shops and Banks, markets, post office, parks and Gardens;

(vi) Health facilites such as General Hospital, Health Centres, Dispensaries , Clinics, Drug Manufacturing Laboratory and Research Institute; and

(vii) The movement of some Federal Ministries from Lagos to Abuja such as Ministries of Industry, Internal Affairs, Finance, Agriculture, Water Resources and Rural Development and a host of others (FCDA, 1988). These new developments in an area that had been neglected for a long time are bound to have a profound effect on the physical, social and economic aspects of the area and its indigenous population. Essentially, the transfer of the seat of the Federal Government to this area (FCT) may be expected to induce changes in the settlement pattern, population distribution market structure, and infrastructural development within the territory.

Considering the long neglect this area had suffered, these changes which the new FCT is expected to bring would be welcome if they lead to a greater improvement in the welfare of the people. However, whether the expected changes will have positive or negative effect on the indigenous inhabitants

depends on how well they adapt to these changes and also on the effectiveness of the government policies in all stages of development of the FCT. These consideration give rise to the following questions:

1. What are the major changes in the existing rural settlements since the creation and development of the new FCT?

2. How adaptable or responsive have the indigenous population been to the changes?

3. What policies should the government adapt in order to strengthen positive changes and solve various problems arising or forming part of the changes?

1.2 Aim and Objectives of the Study

The aim of the study is to identify the major changes that have been induced in the rural areas since the creation and development of the new FCT with a view to proposing an effective planning strategy to strengthen those changes that are of positive nature and to rectify the negative ones. With this general aim the specific objectives are:

1. To identify changes in the physical characteristics in the rural settlements of the study area since the creation and development of the FCT;

2. To identify changes in the economic characteristics in the rural settlements of the study area;

3. To identify changes in the social characteristics

of the study area since the creation and development of the FCT;

4. To propose a more effective rural planning strategies in the development of the new FCT in order to allow the rural sector to reap the greatest possible benefits acrueing from the developments.

1.3 Hypotheses

(i) The quality of infrastructural facility is related to distance from major areas of development within the new FCT.

(ii) The relocation of settlements in the FCT is related to priority areas of development in the FCT.

1.4 Scope of the Study

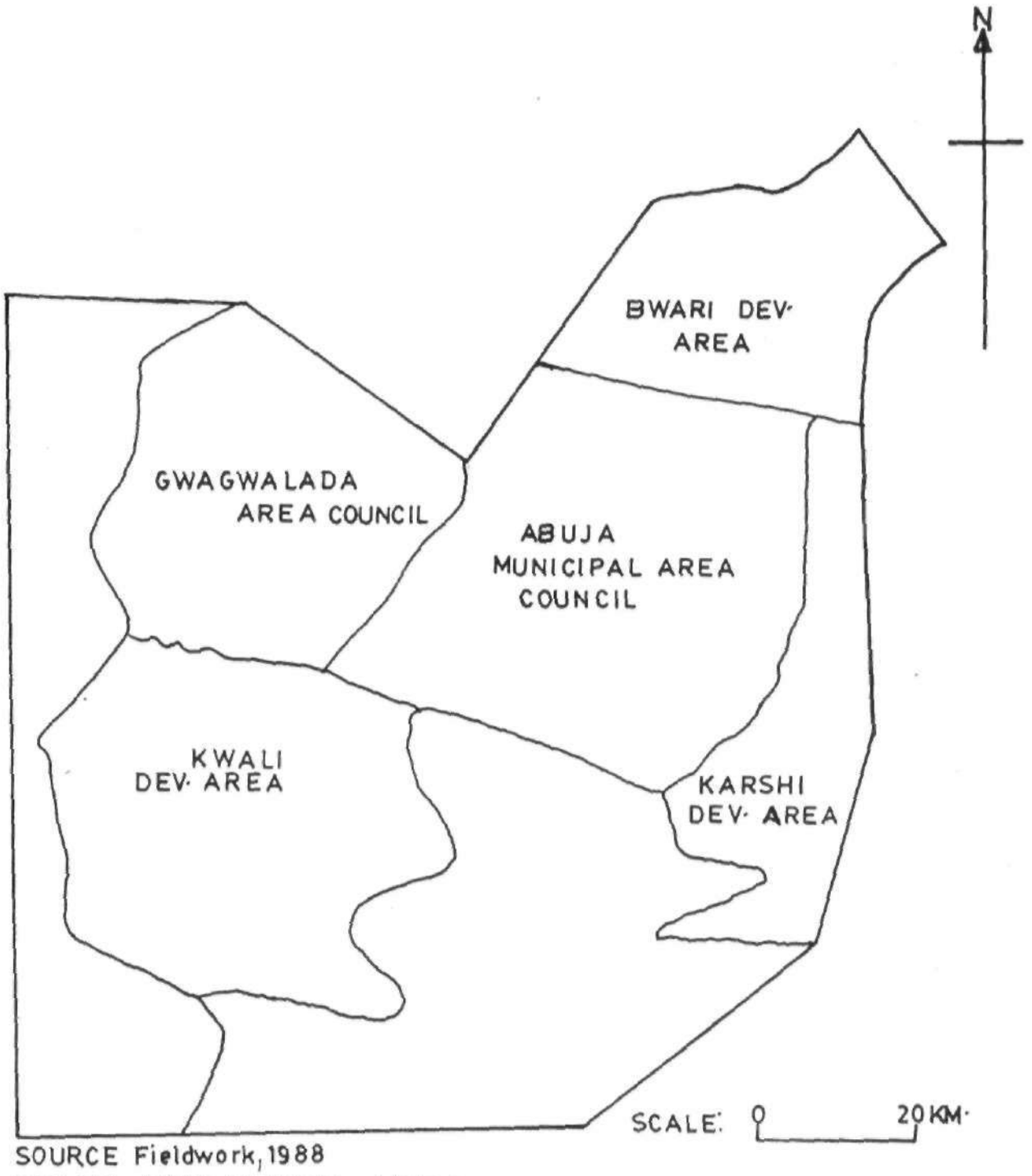
Given the multi dimensional nature of the concept "change", the study is conceptually concerned with socio-spatial changes in the rural settlements of the study area - Abuja Municipality and Gwagwalada Local Government Area. Consequently, changes in the population growth, transport system, settlement pattern, diversity in economic activities and infrastructural development since the creation and development of the new FCT, form the core of the inquiry of this study. Specifically, the major changes that were observed were classified under social, physical, economic and infrastructural changes. The physical characteristics include settlement pattern, settlement hierarchy, population

growth and resettlement exercises, while the social characteristics include educational attainment, family size and structure and farming technology. The economic characteristics include those in occupational diversity such as the primary and secondary activities. The infrastructural characteristics include physical institutional and social infrastructure.

It is recognised that the importance of political factor to the location of facilities and services in the rural settlements of the study area is crucial. This is because location and allocation of facilities and services are fundamentally political decisions. However, this dimension would not form the major aspect of the study.

1.5 Research Methodology

The methods of data collection for the research work included the use of 210 questionnaire, interviews and personal observation. With these methods, both primary and secondary data were collected. The primary data consisted of two sets of questionnaire which were administered to two sets of respondents. The first set comprised of the rural inhabitants of the sampled settlements in five Development Areas namely, Abuja Municipality, Bwari, Gwagwalada, Karshi and Kwali (see Figure 1.1). These covered two Local Government Areas or Area Councils - Abuja Municapality and Gwagwalada. The questionnaire for the rural inhabitants was administered to a sample of 210 respondents in 50 settlements. The



SOURCE Fieldwork, 1988

FIG 1:1 THE STUDY AREA.

actual selection of the settlements and population was done using random stratified and systematic sampling techniques.

In usng random anistratified sampling with the aid of random table, 50 number of settlements were selected according to a classified alphabetical order in each development area to be administered questionnaire. A breakdown of the number of settlements selected per development area in the study area is shown in Table 1.3 be low:

Table 1.3: Distribution of Sampled Settlements in the Study Area

Name of Development Area	No.of Sampled Settlements	% of Total	L. G. A.
Abuja Municipality	14	28	Abuja Municipality
Bwari	12	24	"
Karshi	7	14	"
Gwagwalada	9	18	Gwagwalada
Kwali	8	16	"
Total:-	50	100.0	

Source: Fieldwork, 1988

To select respondents from the sampled settlements systematic sampling was used. In the process, one head of the household was administered questionnaire, then the next two were skipped and the next was administered, until a required number of population in each settlement of the

study area was complete. A breakdown of the sampled population from settlements in each development area is shown in Table 1.4 below:

Table 1.4: Sampled Population from Settlements

Name of Area Council/Dev. Area	Estimated Population	Sampled Population	L. G. A.
Abuja Municipality	485,660	50	Abuja Municipality
Bwari	61,156	45	"
Karshi	27,883	35	"
Gwagwalada	49,100	42	Gwagwalada
Kwali	47,002	38	"
Total	670,801	210	

Source: Population figures projected from 1981 up to 1990 - Regional Development Plan for the FCT Volume 1 Book 2, Fieldwork, 1988.

The second set of questionnaire were administered to a sample of 50 local government officials who were systematically selected in the five development areas, while some were verbally interviewed. This provided supplementary information about the activities of the Local Governments in the rural areas.

It is however, recognized that the sampled population is not proportional to the total population of the study area. This is due to the fact that the selection of sampled population was done from the rural areas in the FCT . The FCC which has a high concentration of population

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was deliberately excluded since it is not a rural area, by virtue of its development status.

The secondary data used for the research were maps for Regional Development, the administrative map for the FCT showing the locations of settlements in the FCT, the Abuja Master Plan and the Gwagwalada Master Plan. From all these and other secondary sources, relevant information about the rural areas in the FCT was obtained.

Although the total number of the sampled population showed that 210 respondents were administered questionnaire, however, only 200 out of the total questionnaire were retrieved.

1.6 Data Analysis

The statistical analysis of data obtained was by simple proportionate analysis in the form of percentages that have advantages of analysing data in their most understandable form, and from which descriptions and inferences were made to reflect the study area. The relationship between the provision of infrastructural facilities and the distance of settlements from area of major development in the FCT was also found using the same analytical methods aoabove. An association between the number of settlements to be relocated and their distance from the area of major development in the FCT was found by simple percentage anaysis.

CHAPTER TWO

LITERATURE REVIEW

One of the aspects of the development process that has witnessed an increasing effort in theory formulation is planning strategy. Regional planning, as an academic field has thus emerged in response to the quest for socio-economic development. In this context, some significant theories have been put forward by regional planners to explain various aspects of the process and spatial patterns of regional development. These theories are based on certain hypotheses and assumptions that have been tested with some appreciable success, mainly in the industrialised countries, where sufficient data is available. An attempt to replicate the same achievement in the developing countries may not be easy especially in the rural areas where sufficient data base is lacking. However, some of the theories have been found to be useful as guiding principles in the development process.

In this chapter, a review of three theories of planning strategies is undertaken, namely, the Central Place Theory, Friedmann's Core-periphery Model and Integrated Planning Strategy. Relevant aspects of these theories are applied to this study.

2.1 The Central Place Theory

One of the first attempts made to explain and rationalize the structure and functioning of economic landscapes was Van Thunen's (1926) Isolated State, who used the concept of "functional concentricity" to design how to utilize natural

resources to the best advantage in an underdeveloped region. However, his assumptions of, a single, centrally located large town, that farming is conducted absolutely rationally and his general thesis that "production costs decrease with distance whereas transport costs rise", so over simplified the complex relation between rural and urban as well as the spatial structure of a functioning economic system.

Christaller (1933), added more reality to Von Thunen(s work through a more comprehensive enquiry to find whether there are any general principles which determine the number, size and distribution of human settlements". He began his analysis to discover "the symboitic pattern of dependence and interdependence" of various units of spatial economic organization by dwelling on the theory of "the crystallization of mass around a nucleaus" as "an elementary form of order", and assuming that this centralistic principles of natural science can equally be applicable to some form of human community life". He then derived the concept of "central place" to classify existing towns within a region into a system of hierarchy according to their functions and sizes. A central place is therefore, a place which has central functions that extend over a large region in which other central places of less importance exist. In this content, it implies that central places are not all of the same importance and are of different orders. Central places of higher order perform more important central functions, and exercise influence over larger areas. In this regards, centrality is construed to means the relative importance of a place, in relation to the complimentary region it serves.

In geometrical terms, at any level of resolution the most central place is that which has the smallest conceivable sum of distances, which people, from surrounding region travel to it (Omuta et.al. 1986).

The goods and services produced in central place are called central goods and services respectively. Similarly, the goods and services that are produced and offered only by higher order central places are called higher order goods or services. On the other hands, lower order central goods and services are provided by both lower and higher order central places.

The region for which a central place is the centre, is called the complimentary region, which is used to designate bilateral relationships of the town to the country and the country to the town. Like the goods and services, complimentary regions can be differentiated into higher or lower orders. Accordingly, a lower order complimentary region will be found within one higher order complimentary region served by a higher order central place, producing higher order goods and offering higher order services (Fig. 2.1). Later developments of the central place theory has resulted to the introduction of two concepts into Christaller's original presentation, namely, the threshold population, and the range of a good or service (Barry and Gari, 1958).

(a) Threshold Requirements of Goods and Services

Threshold requirements for a central good or serivce has been conceived as the minimum market or effective

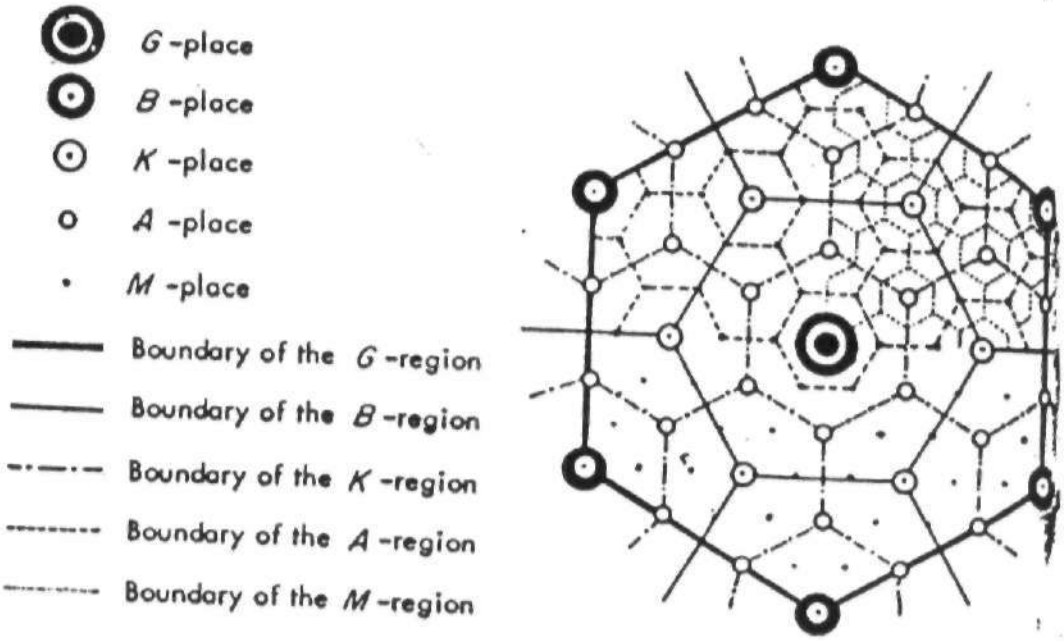


Fig. 2.1 The Marketing Regions in a System of Central Places.

Source:- Omuta, G.E.D. and Onoker horaye, A.G.(1986) Regional Development and Planning,Benin, Nigeria.

demand, needed to bring it into existence, and to keep it going (Alber, Adams and Gould, 1971). It has most traditionally been defined as the minimum population required to make provision of a good or service minimally profitable, worthwhile and economical (Omuta et.al. 1986).

Threshold requirement vary directly with the order of central good or central service. Thus, a regional stadium, for example, being a higher order recreation facility requires a higher magnitude of patronage to make it worthwhile than does a neighbourhood park. Similarly, the threshold requirements for a neighbourhood dispensary will be far less than the minimum patronage that justifies the location of a regional hospital (Omuta ibid p. 81).

(b) Range of Good

The range of a good, is the average maximum distance that prospective customers are willing to cover in order to consume the good or service. Distance in this context means economic distance, which is physical distance converted into such units as cost of overcoming the friction of space, or cost of travel, time wasted, discomfort encountered, among others. Thus, if the distance is too great, the good or service will not be consumed, because it will be too expensive.

Some of the factors that affect the range of a good or service are: comparable prices of the same item at alternative central places, income conditions of people in the complementary region , the remoteness or otherwise of central places, and the density and distribution of the

population scattered outside the central place. More importantly, the order of the service or good provided will determine the willingness or otherwise to travel long distance to the centre.

Accordingly, if the price of an item of interest is considerably lower at a centre, prospective customers will be prepared to travel a longer distance to consume the good, provided that the total cost of transportation plus the price of the good or service is lower than the other alternative central places. In such cases, the range will be farther than otherwise (Omuta, ibid).

The Geographic Expression of Central Places

In operationalizing the Central Place Theory, Christaller hypothesized an isomorphic surface, over which terrain, population, transportation, incomes and all details of the physical environment are uniform. He assumes a spatial equivalent of the economists perfect competition environment.

Given these hypothetical conditions, Christaller argues that central places of the same order would have the same size of complimentary region and that the most economical geometric form for the corresponding complimentary region. is the hexagon, which, unlike the circle, covers the whole area, without overlaps and unserved spaces. Also, he argues that within the hexagonal complimentary region, the central place minimizes the aggregate travel from all the points served (Fig. 2.2).

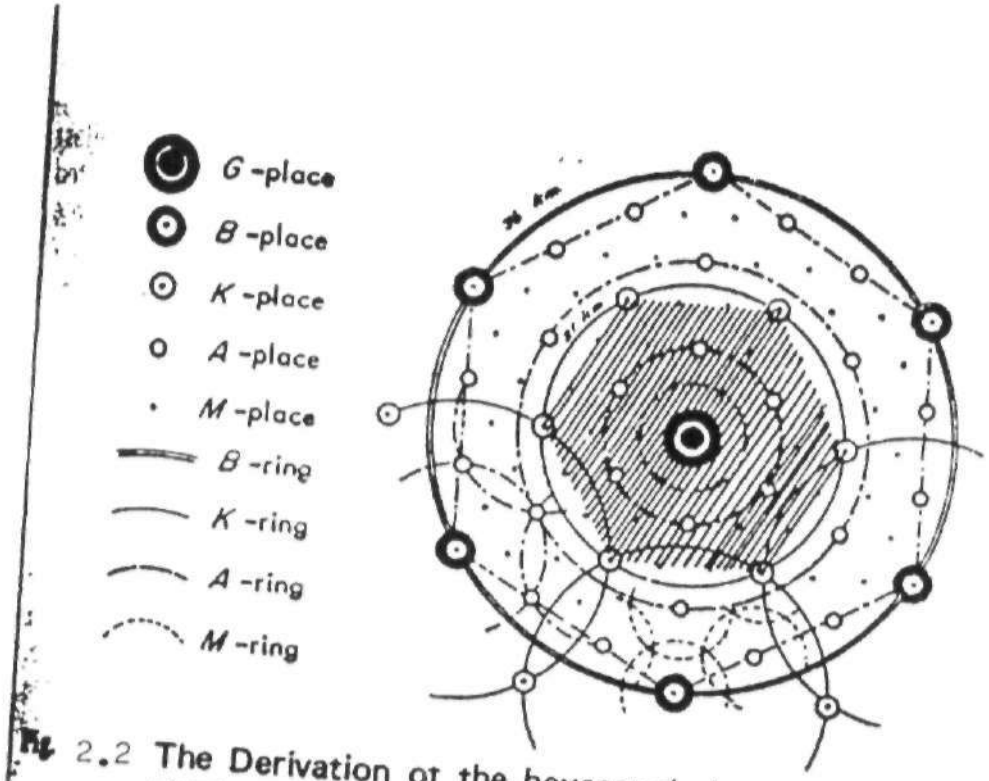


Fig 2.2 The Derivation of the hexagonal shape of the complementary regions of Central Places.

Source:- Omuta, G.E.D. and Onoker horaye, A.G.(1986) Regional Development and Planning, Benin, Nigeria.

Central places that conform to the above arrangement exhibit what Christaller called "marketing or supply principle", whereby the number of centres at successively less specialized levels in the hierarchy follows a geometric progression of 1, 3, 9, 27 etc. He called this a k = 3 hierarchy (Fig. 2.3). The guiding principle in the k = 3 arrangement is the need for prospective customers to minimize their aggregate travel to the central place that produce a central good or offers a central service (Omuta ibid).

The idea of different hierarchy of central places at regional level is seen to act as the basis for a more national complex hierarchy of central places capable of knitting the entire spatio-economic structure together in a functional sense. However, in application, selection of central places may not necessarily follow the rigid theoretical hexagonal arrangement of the central places. This is because Christaller's assumptions of a uniform plain is not obtainable in the real world. Thus a more pragmatic application of the theory would take into consideration the local factors in the choice of central places and arrangement of settlements in the hierarchy of spatial order.

2.2 Friedmann's Core-Periphery Models

Friedmann's (1966) core-periphery models is one of the attempt made to explain the emergence and persistence of polarized or uneven development within the space economy of any country. This is based on the fact that

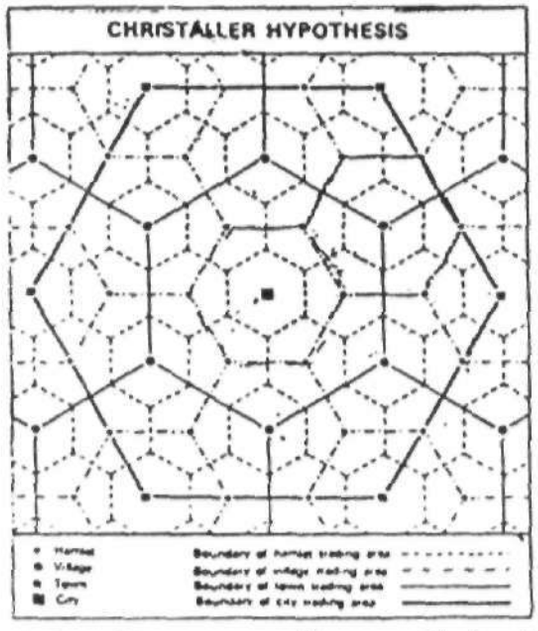


Fig. 2.3 Settlement pattern according to Christaller's Marketing Principle.

Source:- Omuta, G.E.D. and Onoker horaye, A.G.(1986) Regional Development and Planning, Benin, Nigeria.

economic and social development have been historically characterized by increasing geographical concentration both at the global level and within single countries as a result of the uncontrolled action of powerful polarising and centralizing forces inherent to the development process itself.

This concentration is progressively increased as the country enters on the more advanced stages of its industrialization, corresponding to what has been termed the 'transitional phase' towards a developed industrial economy. Thus, the spatial structure of the country at this stage ends by showing a marked inequality between what has been termed the 'centre' or 'core area' in which the resources and propulsive activities of the economy are increasingly concentrated and the periphery which includes those regions least favoured by this development process. The extreme polarization characteristic of this stage involves the appearance of strong interregional imbalances with economic, social and political repercussions.

The process by which core regions consolidate their dominance over peripheral regions has been viewed as a consequence of six principal feedback effects of core region growth:

1. the dominance effect or the weakening of the periphery by resource transfer to the core;
2. the information effect, or increased interaction and innovation in the core;

3. the psychological effect, or a higher rate of innovation due to greater visibility, higher expectations, and lower risks;

4. the modernization effect or social and institutional change favouring innovation;

5. linkage effects, or the tendency of innovations to induce yet other innovations; and

6. production effects which increase scale and agglomeration of economies (Hansen, 1981).

In general terms, Friedmann's model has been classified into four (4) stages which reflect the process of polarization:

Stage 1 depicts a relatively stable stage characterized by independent isolated settlements;

Stage 2 depicts a timely pattern of incipient industrialization which is dominated by a single strong core surrounded by a periphery;

Stage 3 is characterized by a gradual transformation of the simple core-periphery structure into a multi-nuclear structure as favourable parts of the periphery are developed. At this level, spread effects are now much more active nationally, but backwash effects exceed spread effects within regions as growth within regions is spatially concentrated;

> Stage 4 is characterized by the emergence of a functionally interdependent system of cities with a balanced local and national backwash and spread effects.

Friedmann described it as the ideal stage to some extent because it is characterized by national integration, efficiency in location, and maximum growth potential.

The inter-metropolitan periphery is completely absorbed and full integration of economy achieved. Furthermore, high communication potentials become diffused over the national space, while inventiveness as a function of the probabilities of information exchange becomes diffused over the national surface and rapid inventive capacity is realized (Omuta et.al. 1986).

In general, then, Friedmann's theory assigns a decisive influence to the institutional and organizational framework of society and, specifically, to the patterns of authority and dependency that result from the unusual capacity of certain areas to serve as cradles of innovation.

The theory is attractive in many respects. In particular, it includes all space and treats variables in specific areas as part of a larger system rather than as isolated phenomena. It also integrates cultural and political processes into the process of economic development. Finally, its principal weakness is that its theoretical propositions are not postulated in the form of readily testable hypotheses or mathematical statement - a weakness

commonly noted in the growth centre literature.

2.3 Integrated Planning Strategy

The uneven distribution of economic, social and political activities led to the proposal of an integrated approach to rural development planning. The idea of integrated approach is that "the highest level of effectiveness (in planning) would be achieved when all facets of development planning are completely integrated" and that distribution of social and political activities and economic investment and promotion of agriculture to feed all, will give equal life opportunities to the generality of rural population. This will aid the control of trends and direction of population movement in larger cities (Chrisholm, M. 1969).

The integrated approach to development planning takes a multidisciplinary approach, with the sole aim of uplifting the standard of living and the welfare of the people. In order for this strategy to be effective, cognisance should be taken of socio-economic characteristics of the micro-region, availability of quality and quantity of human resources and administrative potentials for the implementation of programmes which are fundamental to the success of the approach. The spatial pattern that will emerge therefore, will be such that there are:

(a) Well spaced and planned rural services centres and district headquarters such that other villagers are well catered for and brought nearer to essential

services, facilities and utilities;

(b) The settlement hierarchy will be properly defined, and

(c) Each settlement would be provided with facilities, services and utilities according to its status in the micro-region.

Oyaide (1975), has pointed out that the adoption of integrated development approach will lead to:

(a) Harmonisation of goals and processes and gives clear planning vision to participants in development efforts.

(b) Differential access to economic opportunities and basic services and utilities will at least be minimised.

(c) Structural neglected and sectoral conflict will be minimised, and

(d) Rural-urban drift shall be reduced to a significant minimum as integrated development offers opportunities to make life more comfortable in the micro-regions.

In view of the above comperative advantage of integrated planning strategy particularly its comprehensiveness and multidisciplinary approach, the strategy is selected for planning proposals for the induced changes in the rural areas of the FCT, for the purpose of bringing about effective balanced development in the study area.

CHAPTER THREE

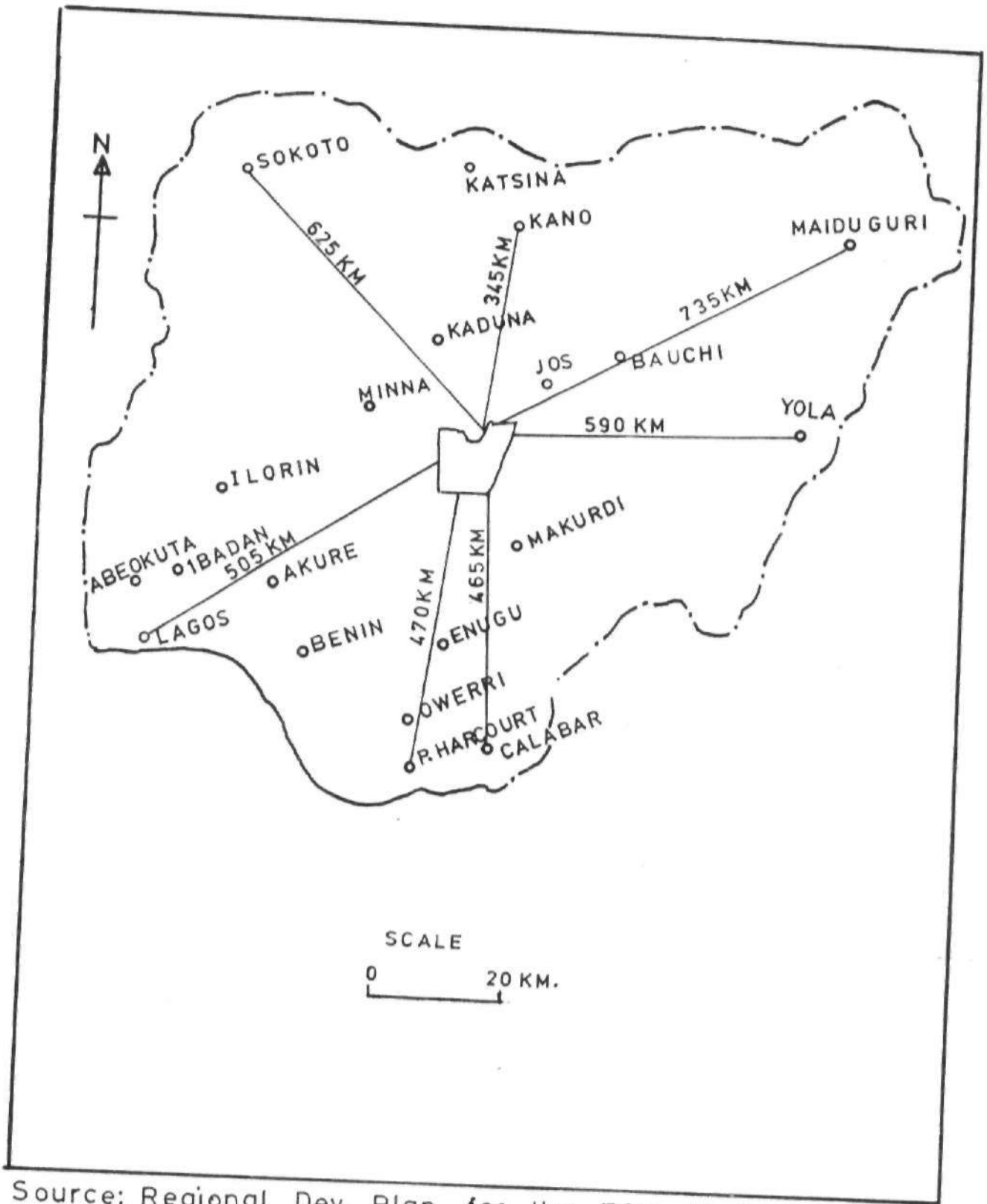
PHYSICAL CHARACTERISTICS OF THE STUDY AREA

3.1- Location

The new Federal Capital Territory (FCT) is situated at the geographical centre of the country. It lies between latitudes 8°.25'N and 9°.20'N and longitude 6°.45'E and 7°.39'E. It occupies an area of 8000 square kilometres. It is bounded to the north by Kaduna State, to the East and South-East by Kwara State and to the West by Niger State. The capital city, Abuja, is located in the eastern fringes of the FCT and easily accessible from all parts of the country (Figure 3.1).

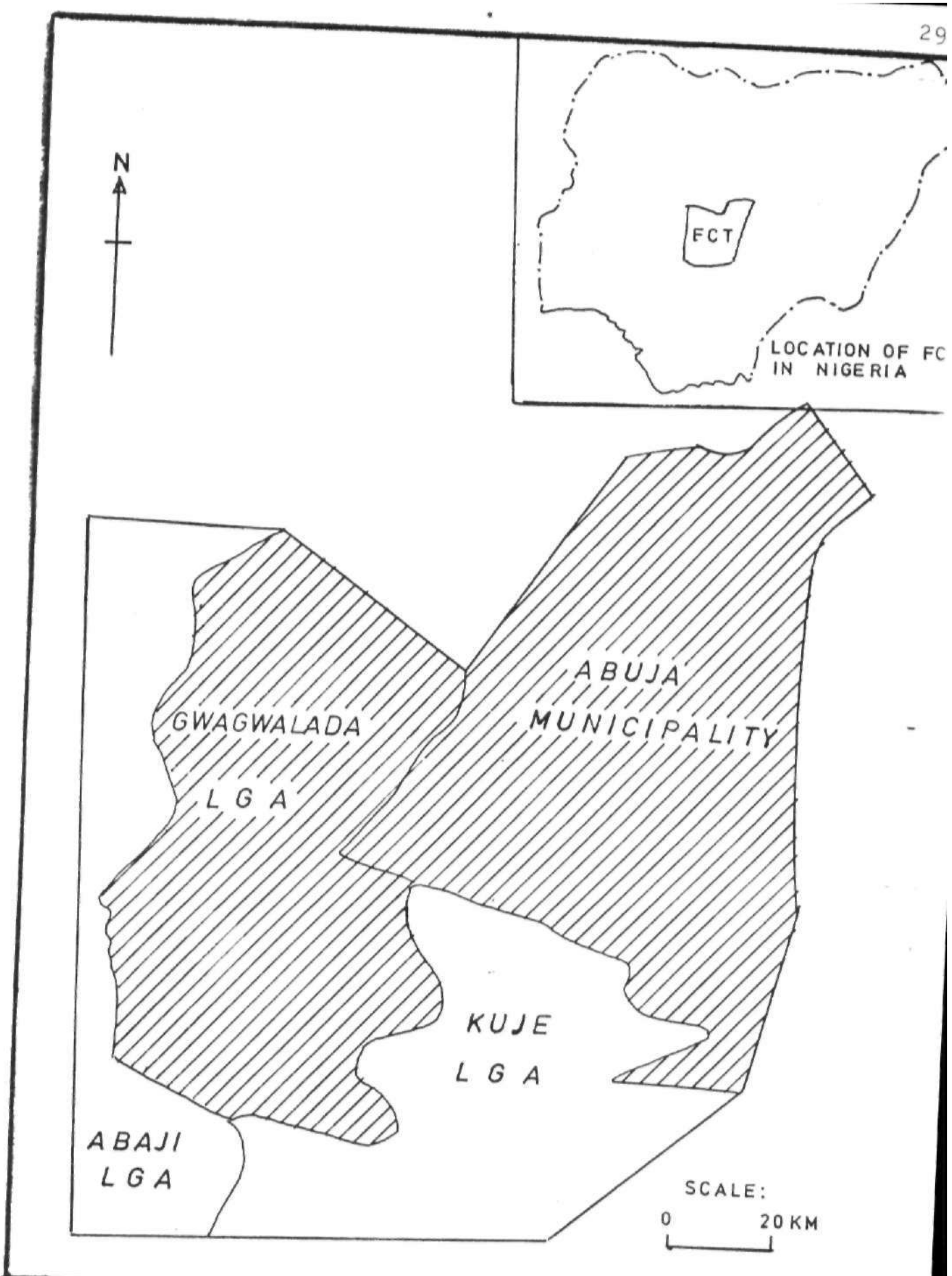
The study area covers two Local Governments, the Abuja Municipal and Gwagwalada Loca Government Areas, of the four Local Government Areas in the FCT. The two local Government areas are further sub-divided into five development areas namely Abuja Municipality, Bwari, Karshi, Gwagwalada and Kwali development areas. The Abuja Municipal city proper is however, exempted due to the obvious fact that it is the urban core where major physical developments are taking place (Figure 3.2 and 3.3).

Although the new Federal Capital was created following the promulgation of Decree No.6 on February 4, 1976, the actual construction activities did not begin until 1980. The period 1976 - 1979 was used to commission all relevant background studies which produced data inputs for the



Source: Regional Dev. Plan for the FCT Abuja Vol. 1 1981

FIG.3.1 THE CENTRALITY OF THE LOCATION OF THE NEW FCT ABUJA



Source: FCDA Maps Cartographic Section, Abuja 1988

FIG. 3.2 LOCATION OF STUDY AREA IN FCT ABUJA

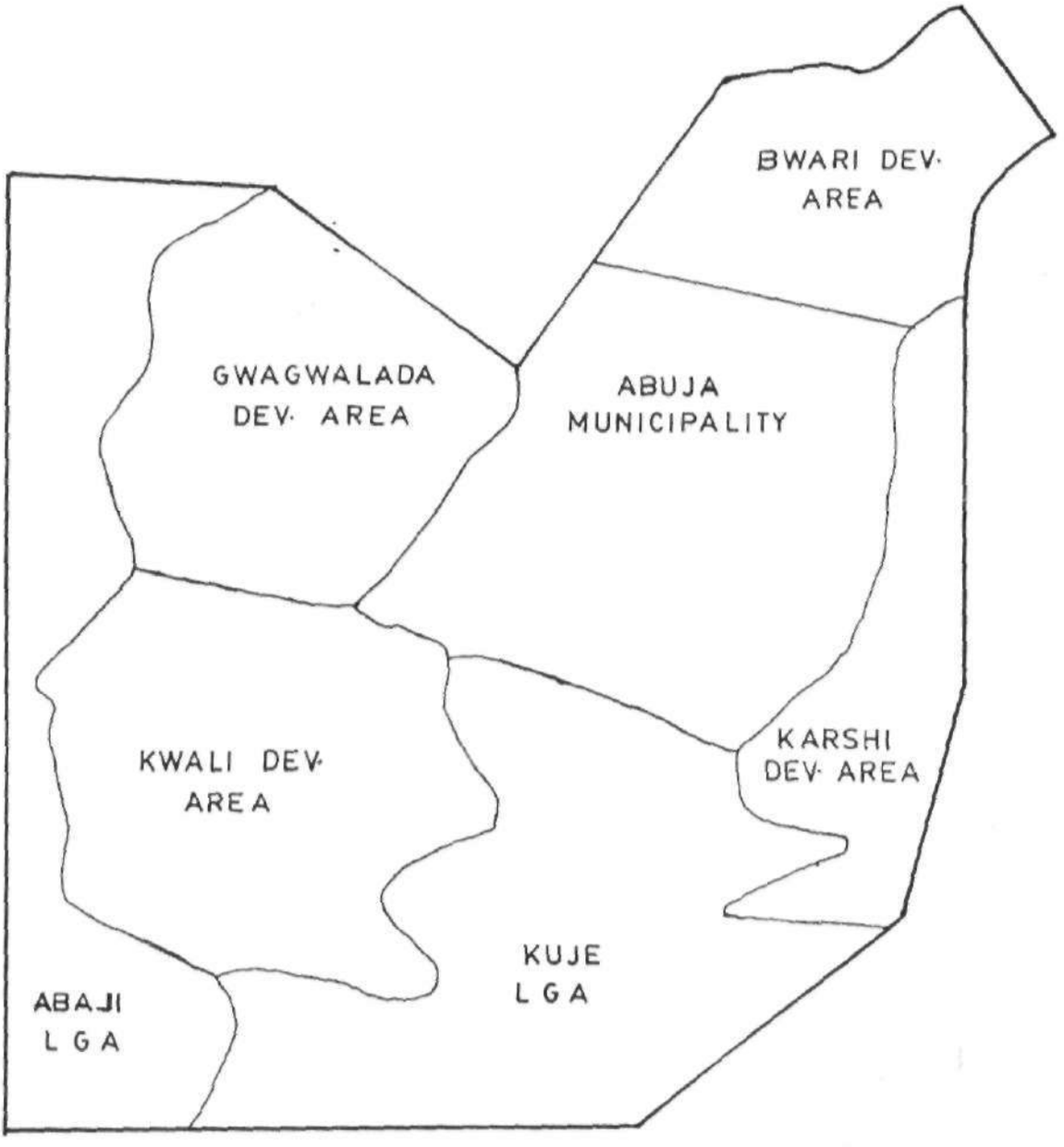


FIG.3.3 - LOCATION OF DEV. AREAS IN THE STUDY AREA

SOURCE: FCDA 1988.

preparation of the Abuja Master Plan. In order to provide an instrument of effective administration that would permeate to the grassroots and provision of socio-economic facilities and services to the entire residents of the territory, the following development areas were set up in 1981 under the control of an interim administrator: Bwari, Karshi, Kuje, Kwali, Abaji, Rubochi and Yaba. With the promulgation of Decree No.12 of 1985 (Delegation of powers) which authorizes the Minister of FCT to exercise the constitutional responsibilities of administering the territory, nine Local Governments - Abaji, Bwari, Karshi, Kuje, Kwali, Gwagwalada, Yaba and Abuja Municipal Governments, were created. The decision was however reviewed in compliance with a Federal Government directive. At the moment, there are four full fledged Local Government Areas which are Abuja Municipality, Abaji, Gwagwalada and Kuje Local Government (FCDA, 1988).

3.2.1 Temperature

The FCT records its highest temperatures during the dry season when the clouds cover are few. Changes in temperature as much as 17°C have been recorded between the highest as lowest temperatures in a single day. During the rainy season, the maximum temperature is lower due to the dense clouds cover. Diurnal range is also much lower sometimes not more than 7°C in July and August (IPA, 1979).

3.2.2 Rainfall

The rain starts in the FCT around the 10th of April and lasts till October. The duration of the rainy season is

between 180 and 190 days. The mean monthly distribution shows a tendency of 3 or 4 months duration. The annual rainfall of 60% is concentrated in the months of July, August and September, Squal lines are usually frequent features with thunder and lightening followed by strong winds and intense rainfall which may last a few hours.

3.2.3 Sun Shine and Cloud Cover

The climatic principle of the increase in the number of sun shine hours with increasing distance from the coast applies to the FCT. The FCT is exposed to about 12,500 sunshine hours annually. During the dry months (November - April) the monthly variation in the amount of sunshine follows the general trend of an increase from 275 hours over the FCT. The approach of rainy season reduces the sunshine hours due to cloudiness. This decline becomes intensive as the rainy season progresses and reaches the lowest in the month of August (IPA ibid).

3.2.4 Wind and Dust

Two major air masses dominate the climate of the FCT. These are the Tropical Maritime Air Mass and the Tropical Continental Air Mass. The tropical maritime is formed over the Atlantic ocean to the south and is therefore warm and moist. It moves inland generally in a south-west to north-west direction. The tropical continental air mass develops over the sahara desert and therefore is warm and dry. It blows in the opposite direction of North-East and South-West. Thus, it is the interaction between these two air masses that

dictate the intensity and duration of the wet and dry seasonswhich are between 6 - 7 and 5 - 6 months respectively (Mabogunje, 1977).

3.2.5 Vegetation

Generally, the vegetation of the FCT is characterized by Park Savannah, which is typically, a stratified community with a discontinuous canopy, shrub, and grass layer. The tree stratum is less dense than that of the savannah woodland, but more substantial than that of the shrub savannah. Structurally, the park savannah includes a thick, tall grass layer consisting of Andopogon and Hyparrhenia species and a shrub layer in which Terminalia, Piliostigma, Among, Mauclea, and Bombax. Canopy species include those found in savanna woodland, dominated by Albizia, Buty rospermum, Daniella, and Parkia.

The shrub savannah vegatation occurs on flatter plains and undulating terrain. It is comprised primarily of shrub vegatation with a well developed grass layer and a few scattered emergent trees.

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The savannah woodland occurs in isolated areas on steeper slopes. It is composed of a thin continuous canopy of fire telorant species with a thin shrub and herb layer below. The cover is not uniform and is found to vary from one location to the next.

The riverine complex occurs on low level channel banks of water courses and along stream valley bottoms. The Wiye

and Usman River Valleys in the FCT are in particular characterized by riverine complex vegetation lining their stream banks. The forests varies from high forest to a mixture of woodlands, gallery forests and dense thickets (Mabogunje, ibid).

3.2.6 Geology

The major rock units underlying the FCT have been described in three categories:

(a) Metamorphic Rock: This includes Biotite-Muscovite Schist, limited to four narrow outcrop bands along ridge tops at the eastern side of the FCT; Magmatite Porphyritic Gneiss, underlying the Usman River Valley in the northwest portion of the FCT and Granitic Gneiss.

(b) Igneous Rock: This includes Biotite Granite (Course Porphyritic), Large inpussive masses commonly elliptical in shape forming dissected zones of the Zuma-Bwari-Aso Hills and outcrops of the Gwagwa Plains. Others are Biotite Granite (fine to medium-grained), which forms ridgelines trending northeast-southwest through the city site, Rhyolite, forming small round inpusives surrounded by porphyritic gneiss in the Usman Valley.

(c) Sedimentary Rock: This include Alluvium, located in streambeds throughout the FCT. This consists of largely sound, with rare gravel beds and local deposits of clay (IPA ibid).

3.2.7 Soils

The majority of soils in the FCT have developed from the crystaline rocks of the basement complex. To a lesser extent, sedimentary rocks, mainly sandstone serve as the parent material. The soils owe their general form to the physical and chemical constituents of the weathered sedimentary rocks. Local factors such as topographic position vegetation type and micro-climatic conditions determine the site specific morphology of the soil. Common characteristics of most soils within the FCT include stoniness, a generally acidic reaction, a sandy texture, and shallow depth. The soils in the FCT have been divided into ten complexes on the basis of parent material and texture:

(1) Soils of the Hill complex and the Rocky complex. These occur on rock outcrops, inselbergs and escarpments. They are generally very shallow and well drained, with only a few small outcrops of ironpan. Texture is generally stony sand to gravelly sand with smaller occurences of sandy loam.

(2) Shallow soils of the Gumi, Gui and Panda complexes. These underlie the hills to the east of the city, the Zuma-Dwari-Aso Hills and to the west of the city. In areas of Panda and Gui soils, however, ironpan occurs more commonly as small and medium outcrops on low mesas, as sheets on interfluves, and scarps above stream channels. Texture are typically stony to gravelly sand, with some concretions, becoming sandy clay loams locally.

(3) Soils of the Takwa, Ageda, Muse, Takwashara and Kwali complexes. These underlie the majority of the capital city site. The soils are deep and generally well drained, having low to moderate erodibility and runoff potential, Ironpan is rat rare in the Ageda and Kwali complexes. In other complexes, it outcrops as sheets on interfluv crests and middle slopes, and as scarps on lower slopes. Textures are typically loamy sand to sandy clay loam (IPA ibid pp. 47 - 48).

3.3 Population Characteristics

The main sources of information regarding population characteristics and trends of the FCT are:

(i) the "Report on the Resettlement Survey of the FCT for the Presidential Ad-Hoc Committe on Resettlement", University of Ibadan Consultancy Services, September, 1980 and

(ii) the "Report of the Ecological Survey of the FCT - Volume II: Population, Settlement and Resettlement in the FCT", University of Ibadan Consultancy Services, 1977.

Prior to the period of the creation of the FCT and the above surveys were carried out, there existed no reliable documented information on population estimates on the FCT. According to the Resettlement Survey (1980), the estimated total population of the FCT was 132,816. A breakdown of the

estimates according to the former states shows that 92,767 persons resided in the former Niger State portion, 29,577 persons in the former Plateau State and 10,472 persons in the former Kwara State portion (p.36). The population distribution to the three states and the average densities is shown in the Table below.

Table 3.1: Population Distribution and Density

State	Population	Persons per km^2	% of total
Niger	92,767	13.3	69.9
Plateau	29,577	27.3	22.2
Kwara	10,472	43.3	7.9
Total	132,816	83.9	100.0

Source: Resettlement Survey, 1980

The main conclusion that could be drawn from the above table is that, more than $\frac{2}{3}$ of the population of the FCT as at 1980 was concentrated in the former Niger State, while the highest population densities appeared in the former Kwara State and Plateau State respectively.

(a) Sex-age Composition of the FCT population. Based on the Resettlement Survey (1980) the sex-age structure of the population of the FCT is as shown below:

Table 3.2: FCT Sex-Age Population Composition - 1980

Age-Group (yrs)	Males		Females		Total	
	No	%	No	%	No	%
0 - 4	11,555	8.7	11,821	8.9	23,376	17.6
5 - 9	10,360	7.8	9,563	7.2	19,923	15.0
10 - 14	6,906	5.2	5,578	4.2	12,484	9.4
15 - 19	5,578	4.2	7,039	5.3	12,617	9.5
20 - 24	6,641	5.0	9,297	7.0	15,938	12.0
25 - 29	5,977	4.5	7,305	5.5	13,282	10.0
30 - 34	5,047	3.8	5,711	4.3	10,758	8.1
35 - 39	3,320	2.5	2,789	2.1	6,109	4.6
40 - 44	3,188	2.4	2,789	2.1	5,977	4.5
45 - 49	1,461	1.1	1,062	0.8	2,523	1.9
50 - 54	1,594	1.2	1,195	0.9	2,789	2.1
55 - 59	664	0.5	398	0.3	1,062	0.8
60 - 64	1,195	0.9	797	0.6	1,992	1.5
65 - 69	531	0.4	266	0.2	797	0.6
70 - 74	531	0.4	266	0.2	797	0.6
75 - 79	266	0.2	133	0.1	399	0.3
80 - 84	399	0.3	266	0.2	665	0.5
85 +	797	0.6	531	0.4	1,328	1.0
Total	66,010	49.7	66,806	50.3	132,816	100.0

Source: Resettlement Survey, 1980.

The sex-age population characteristics as derived from the above table include: (i) the unusual low number of persons of ages 10-20 years for both sexes, (ii) the unusual high number of females and to a lesser extent, males of ages of 20-35, (iii) the low number of persons between the ages of

55 - 60 years. Compared to be corresponding number of persons between 60 - 65 age group. To a lesser extent, this also holds true for those between 45 - 50 years (low) and 50 - 55 years (high). It was also observed that outmigration from the FCT was probably limited due to the poor nature of accessibility of the area covered by the territory for the greatest part of the period 1963 - 1980. The accessibility may be expected to improve with the creation of the FCT.

(B) Ethnic Composition. The ethnic composition of the population of the FCT shows that three major ethnic groups were dominant. A breakdown of the three groups is shown below:

Table 3.3: FCT: Ethnic Composition of the Population

Former State Portion	Gwari No	%	Koro No	%	Gwandara No	%	Others No	%	Total No	%
Niger	80,244	86.5	8,349	9.0	3,525	3.8	649	0.7	92,767	100.0
Plateau	26,678	90.2	478	1.6	1,213	4.1	1,213	4.1	29,577	100.0
Kwara	8,985	85.8	-	-	-	-	1,487	14.2	10,472	100.0
Total FCT	115,907	87.3	8,822	6.6	4,738	3.6	3,349	2.5	132,816	100.0

Source: Ecological Survey, 1977 (P. 36).

It is evident from the above table that the dominant ethnic group in the FCT is the Gwari group, constituting 87.3% of the total population. This is followed by Koro, especially in Niger State and then Gwandara group in Niger and Plateau State.

CHAPTER FOUR

DATA ANALYSIS

The relocation and development of the Federal Capital from Lagos to Abuja was done in an area that was relatively characterised by low level of development, caused by poor attitude of the previous governments' development efforts. With the creation and development of the new Federal Capital, changes in the social, economic, and spatial aspects of the area are bound to be experienced. This is because the new Federal Capital would be expected to attract large population from all parts of the country, flow of capital and extensive and intensive construction activities by national and multinational companies and the Federal Capital Development Authority (FCDA).

In this chapter, an attempt would be made to identify and examine some of the socio-economic and spatial changes induced by the creation of the new FCT. This will form the basis for the proposals made in the subsequent chapters to contain the changes. Due to relative absence of a substantial data on the FCT for the period before its creation, the Ecological Survey carried out by the University of Ibadan Consultancy Services in 1980, shall be used as the basis for reference for the 1988 survey.

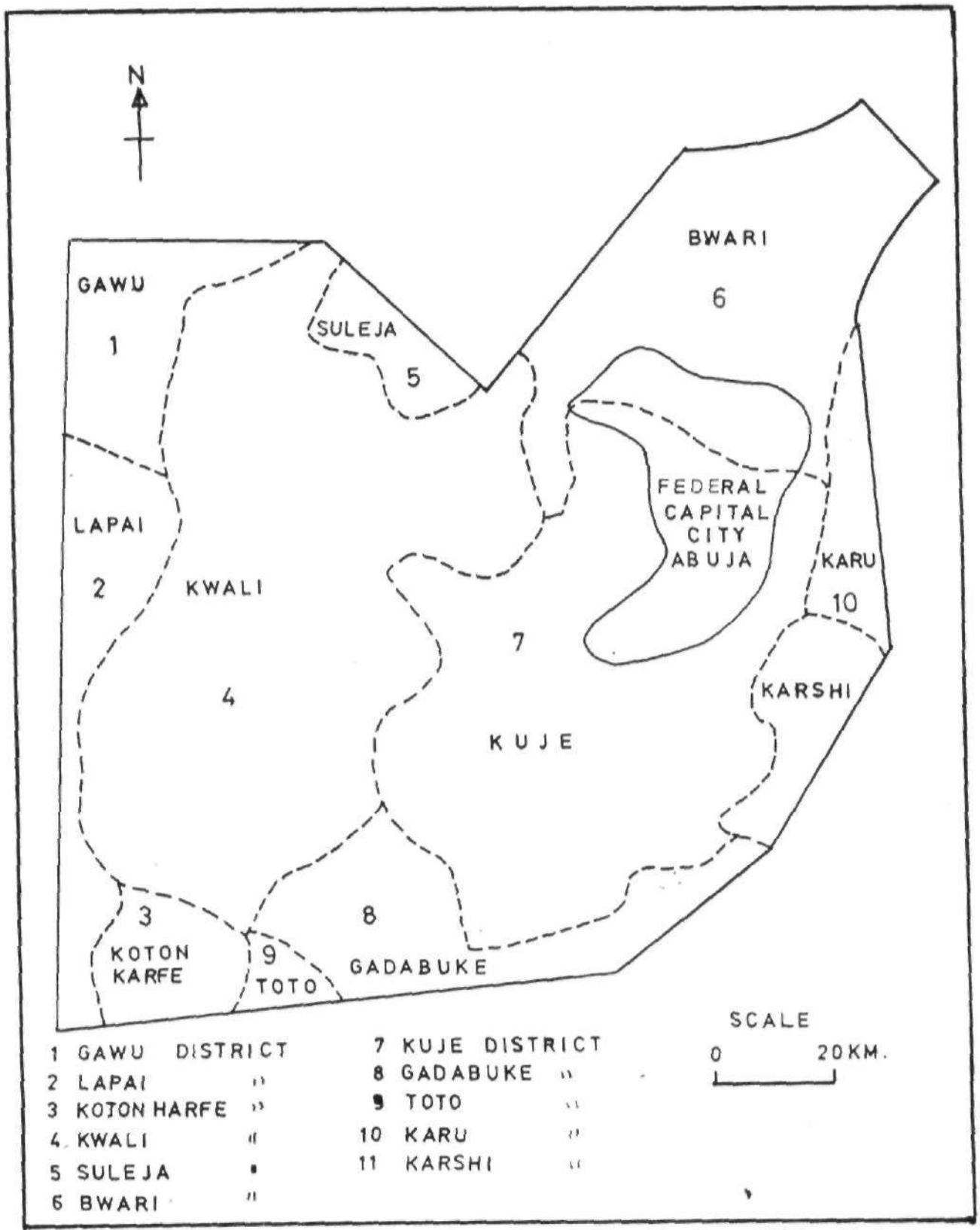
4.1 Administrative changes

The new Federal Capital Territory (FCT), prior to its creation, was formerly under the jurisdiction of Niger,

Plateau, and Kwara States. The administrative structure of the area consisted of 11 districts out of which Niger had six, Plateau, four and Kwara, one district(s) respectively (Figure 4.1).

With the creation of the new FCT the area was divided into seven development areas by a Ministerial Act of 1980. The objective was to establish a local administration system capable of playing a positive role in identifying and meeting the needs of the inhabitants of the FCT. This closely relates to one of the goals for creating the FCT which is, to open up the area for development which had hitherto been neglected. The new administrative areas created as a result of the establishment of the FCT include Abaji, Bwari, Kwali Karshi, Rubochi, Kuje and Yaba development areas. The Abaji development area comprised all areas in the former Koton Karfe district of Kwara State, while Bwari development area comprised all areas in the former Bwari and Suleja districts of Niger State. The Kwali and Kuje development areas comprised all areas in the former Kwali and Kuje districts of Niger State respectively. Yaba development area comprised all areas of former Lapai and Gawu districts of Niger State. The Karshi and Rubochi development areas comprised all areas of former Karu and Karshi, Gadabuke and Toto districts of Plateau State, respectively.

However, these development areas were increased to 9 in 1984. The Federal Capital City (FCC) area was carved out from Kuje and Bwari development areas and was named



Source: Regional Dev. Plan for the FCT Abuja, 1981 Vol. 1

FIG. 4.1 THE PRE-FCT ADMINISTRATIVE DISTRICTS

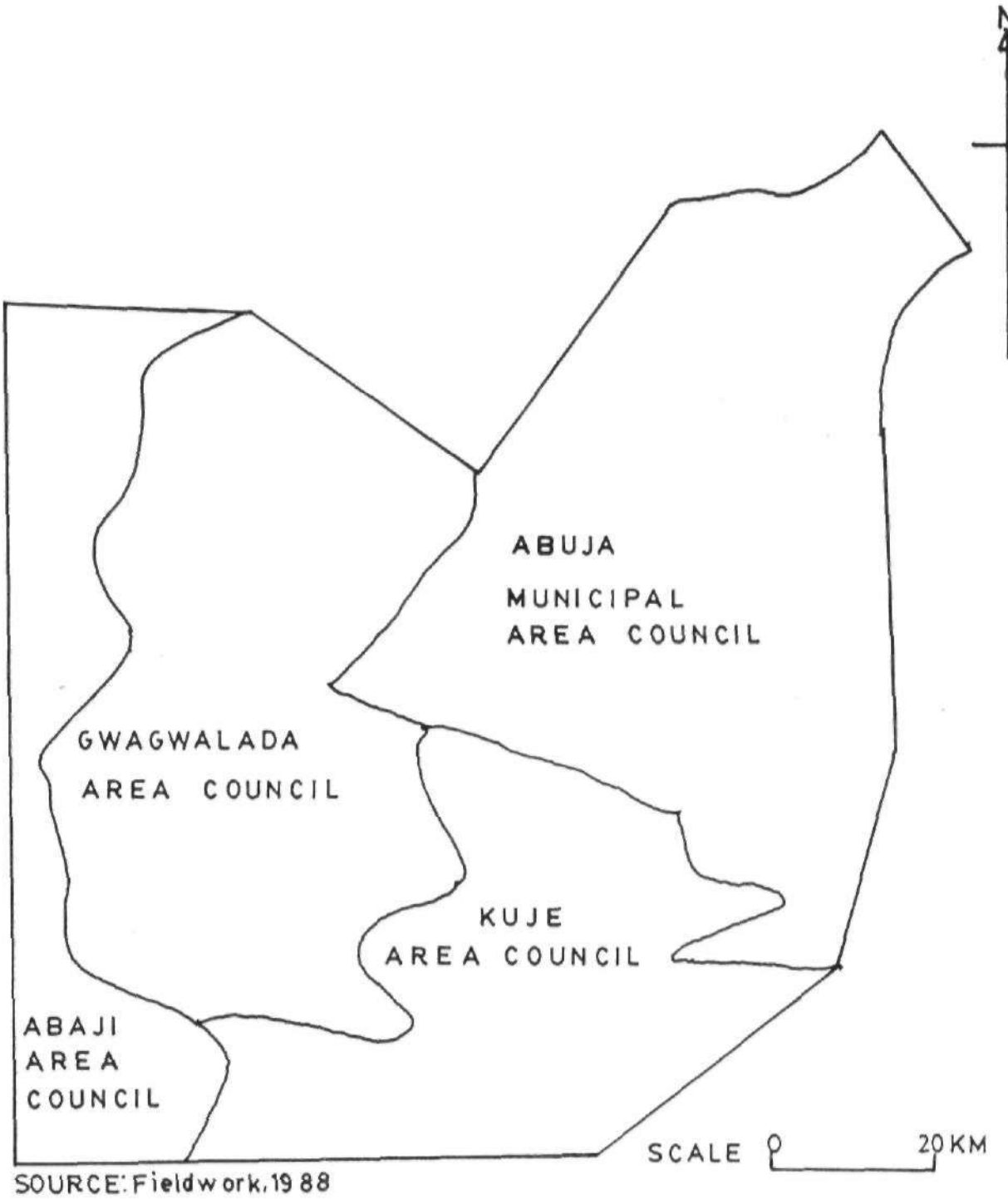
Abuja Municipal Government. While Gwagwalada development area was carved out from Kwali. Recently, the promulgation of Decree 12 of 1985 by the Supreme Military Council (SMC) then, merged the 9 development areas into 4 local governments. This was further confirmed by the present Armed Forces Ruling Council (AFRC) which also established the status of the area as the Federal Capital Territory (FCT) and renamed the Local Government Areas as Area Councils (Figure 4.2).

4.2 Social Changes

4.2.1 Educational Changes

During the period before the creation of the FCT there existed only 10 primary school without a single secondary school. The introduction of Universal Primary Education (UPE) in 1976 led to the establishment of the 112 more primary schools in the study area (Table 4.1). The 1980 survey conducted by the University of Ibadan Consultancy Services showed that out of the population surveyed 83.4% were still illitrate and only 16.6% were literate.

Since the creation and development of the FCT, there has been a considerable increase in the number of primary schools from 122 to 137 and secondary schools from zero to 20 (see Table 4.2). There has thus been a considerable rise in the number of school-going children and educational attainment in the study area.' Our survey (1988) shows that out of the total number of households



SOURCE: Fieldwork, 1988

FIG: 4.2 THE AREA COUNCILS IN THE FCT

Table 4.1: Distribution of Primary and Secondary Schools in the Pre-FCT Period

Development Areas	No. of Primary Schools	%	No. of Sec. Schools	%
Abuja Municipal	32	26.0	-	-
Bwari	22	18.0	-	-
Karshi	10	8.0	-	-
Gwagwalada	24	20.0	-	-
Kwali	34	28.0	-	-
Total	122	100.0	-	-

Source: Fieldwork, 1988

Table 4.2: Present Distribution of Primary and Secondary Schools in the Study Area

Development Areas	No. of Primary Schools	%	No. of Sec. Schools	%
Abuja Municipal	46	30.0	5	25
Bwari	30	20.0	4	20
Karshi	12	8.0	3	15
Gwagwalada	32	21.0	5	25
Kwali	32	21.0	3	15
Total	152	100.0	20	100.0

Source: Fieldwork, 1988.

sampled, 98% had at least 2 school children attending primary or secondary schools.

With the increase in the number of primary and secondary schools coupled with the rise in number of school-going children, a greater educational attainment may be expected in the study area. This may consequently lead to reduction of the level of illiteracy in the area.

4.2.2 Religious Changes

The Ecological Survey (ibid) showed that there was no single religious group dorminant in the study area during the period before the creation of the FCT. It showed that there were relatively more followers of the traditional religion than christianity and islam. The heteregenous religious composition can be attributed to the fact that the area lies in a transitional zone between the islamic north and the christian south, often referred to as the Middle Belt. The non-spread of these two religious to a considerable degree in this area may have been due to the distances involved and the inaccessible nature of the area.

With the creation and development of the FCT, there has been a considerable change in the composition of the religious groups probably due to the influx of people from different parts of the country to the FCT. Our survey showed that out of the sampled population in the study area 32.7% constituted followers of christian

religion while 28.7% and 38.6% were followers of Islamic and traditional religions respectively. The dorminance of one religious group depends on the location of a particular settlement. For instance, the heterogeneity of religious groups is more in urban areas like Gwagwalada, Karu and Nyanya than rural areas such as Lugbe Pyakasa and Ketti whose religious composition is more homogeneous.

4.2.3 Changes in Family Size and Structure

The family, as a social institution is characterized by common residence, economic cooperation-cum-maintenance, reproduction and primary socialization (Murdock, 1949). According to Chitamber (1985), changes in size of family can come about as a result of mortality, fertility and migration, all of which are strongly influenced by social, cultural and biological factors (p. 163). In terms of family type, the 1980 survey showed that the traditional extended family system was dorminant in the study area before the creation of the FCT. It found out that about 63.5% of the population in the FCT were of the traditional extended family type while 36.5% were of the nucleated family type.

Our survey showed that out of the sampled household population in the study area, 53.2% were of traditional extended family type and 46.8% of nucleated family types. The relative change in the traditional extended family type may be attributed to such factor as migration of

those individuals who decided to move out of the FCT voluntarily or hose resettled by the State Resettlement Agencies. On the other hand, migration of families who are mostly of nucleated type, from other parts of the country, may be responsible to the relative change in nucleated family type in the study area (Fig. 4.3).

The incidence of large family size was also noted to be common in the study area particularly in the rural areas where social status is still largely measured by family size, a tradition which propagates polygamy and the bearing of many children.

4.2.4 Changes in Farming Technology

The period before the creation and development of the FCT was generally characterized by such farming practices like bush fallowing, slash and burn, mixed cropping and crop rotation. The practice of these farming methods was possible due to the availability of land. The implement used for production were mainly crude hand tools such as 'Ada', 'Zuko', 'Lauje', 'Gatari', and 'Gala' with very little use of machinery. The use of manual labour with this rudimentary technology exercises greater demand of physical energy with limited output. This is so, since most of the productive activities are concentrated within a particular season of the year (rainy season) and the extent of that which a farmer can cultivate within such period is of necessity, small. Above all, the nature of the instruments of labour indicates, not only the poverty

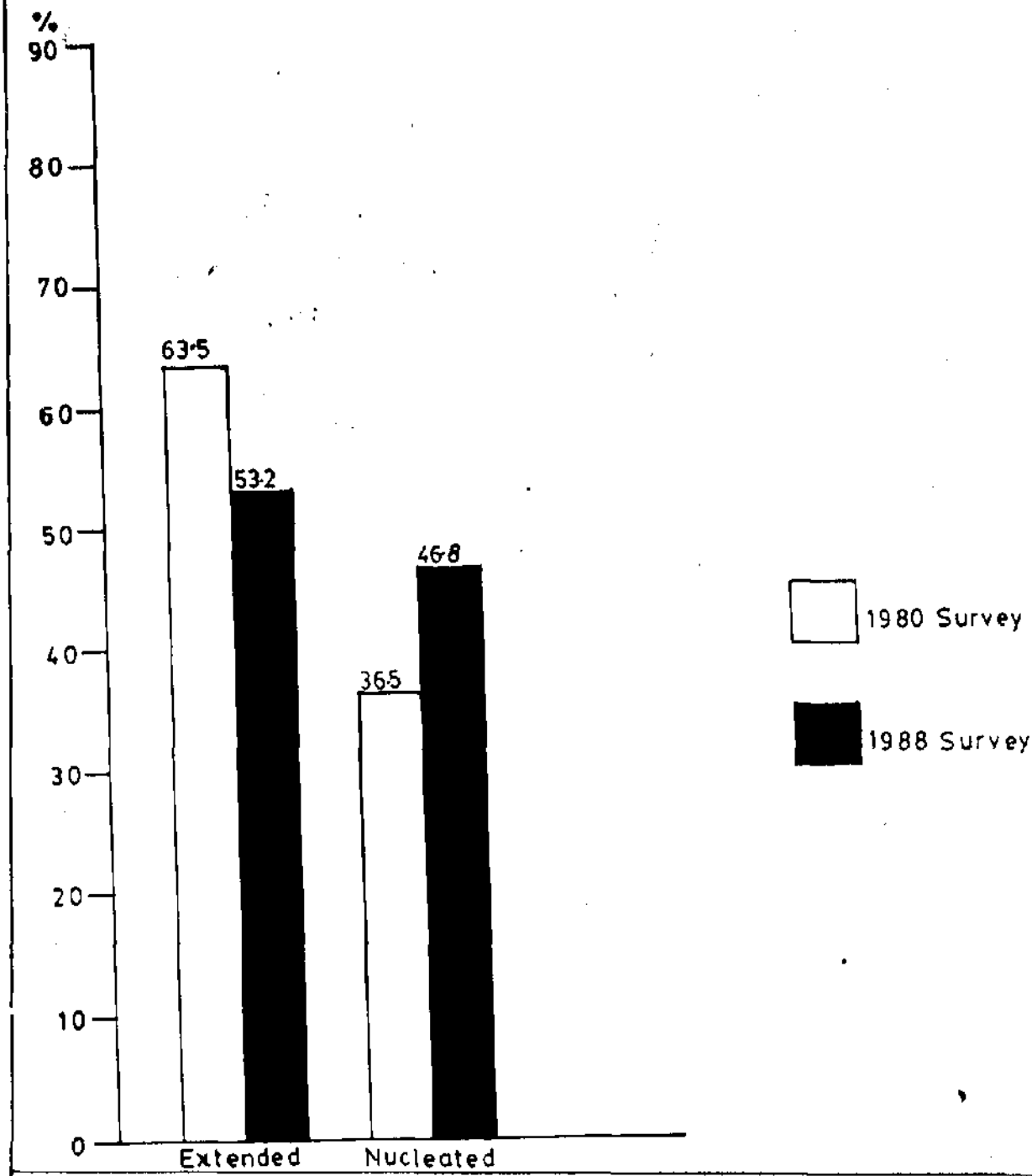


FIG 4.3 FAMILY SIZE AND STRUCTURE IN FCT
SOURCES: U I CONSULTANCY SERVICE 1980 / FIELDWORK 1988

of the technology and hence its limitations on their productive efforts.

Since the creation of the FCT, development projects have affected the farming practices of the area as some of the fertile agricultural lands have been taken over. This trend has compelled some farmers to adjust to the use of certain inputs to supplement their productive efforts. Our survey (1988) revealed that changes in farming technology ranged from traditional methods to the use of fertilizer and chemicals, use of tractor services and improved seeds (Table 4.3).

With the increasing rate of spatial developments, it is expected that more agricultural lands would be taken over by certain projects. Hence, the need to improve on the supply of farming inputs to farmers so as to enable them adjust to new conditions with minimal stress.

Table 4.3: Changes in Farming Technology

Farming Methods and Inputs Used	No. of Practicing Farmers	No. of Practicing Farmers
Traditional Methods	90	45.0%
Use of fertilizer and chemicals	61	30.5%
Use of Tractor	30	15.0%
Tractor Services	10	5.0%
Improved Seeds	9	4.5%
Total	200	100.0%

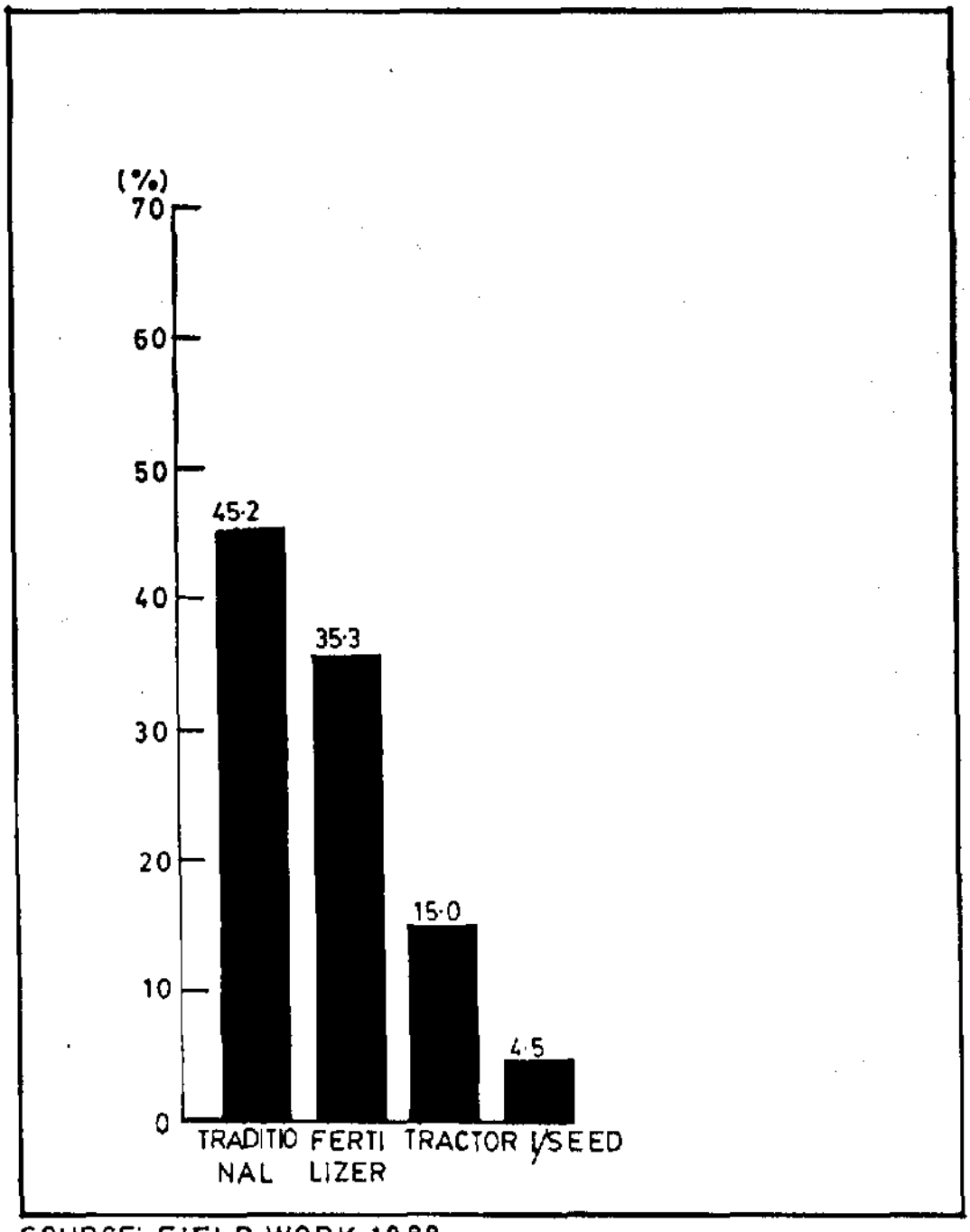
Source: Fieldwork, 1988.

There is also the need to decentralize the location of farm service centres from Local Government headquarters to villages for easy accessibility to such service centres. The procurement of agricultural inputs would suppliment the production efforts of the farmers which will consequently bring about improvement on production capacity. Although our survey shows that majority of the farmers - 90 (45.0%), still practice traditional methods of farming the use of fertilizer, chemicals, tractor and tractor services and improved seeds, will gradually replace the old methods with time (Fig. 4.4).

4.3 Changes in Economic Characteristics

4.3.1 Occupational Changes

Before the creation of the FCT, farming has been the major occupation of the inhabitants of the area. This was due to the fact that there was enough available land for cultivation. The Ecological Survey (1980) showed that about 84.0% of the inhabitants of the FCT were farmers by occupation. Other occupations such as trading, craft and cottage industry were carried out either seasonally of on part-time basis. Table 4.4 below shows changes in the occupational structure before and after the creation of FCT.



SOURCE: FIELD WORK. 1988

FIG·4·4 PERCENTAGE DISTRIBUTION OF FARMING TECHNOLOGY IN FCT·

Table 4.4: Occupational Changes

Occupation	Before FCT No.	%	After FCT No.	%
Farming	167	84.0	154	76.0
Trading	7	3.0	11	5.5
Public Service	7	3.0	17	8.6
Craft	3	2.0	4	1.8
Others	16	8.0	15	7.3
Total	200	100.0	200	100.0

Source: Fieldwork, 1988.

Since the creation of the FCT, there have been certain significant changes in the occupational structure of the area as opportunities for various economic and commercial activities are being created by the development of the FCT. Our survey revealed that such economic activities like trading, public service, cottage industry and fishing are being undertaken by rural inhabitants. For instance, retailers of shopping items increased in number from 11 (3.3%) to 17 (5.5%) in the study area before and after the creation of the FCT. The provision for employment opportunities by various ministries and private construction companies has also provided alternative occupations to unemployed youth who would have taken to farming as a last resort. The increase in commercial activities may be associated with the improvement in the shopping and market facilities by the Local Government or Area Councils. In this survey, it was found out that construction of new market stalls and

renovation exercise had been carried out in such villages as Karmo, Gwagwa, Ketti, Kabusa, Gosa, Zuba, Kwali, Karshi and Bwari. Also, the increase in population has brought about increase in the demand for goods and services thereby stimulating people to actively participate in other economic activities apart from farming.

4.3.2 Changes in Income Structure

The major source of income of the inhabitants of the study area before the creation of the FCT was farming. The agricultural produce which were both for subsistence and partly for cash benefits were sold in the weekly markets of the study area. According to 1980 survey, "marketing of local agricultural products during this period was difficult" due to the inaccessible nature of the area. The existing market facilities were grossely inadequate for considerable economic and commercial activities. This trend may have affected the income of the inhabitants.

But since the creation of the FCT, there has been an increase in economic and commercial activities which may be associated with the improvement in infrastrucure and facilities. It is expected that this trend may be reflected in the income of the inhabitants. Our survey showed that 30% of respondents had their average monthly income increased from ₦200.00 before FCT to ₦300.00 after the creation of the FCT (see Table 4.5 below). Although there may not be a uniform income rate for all inhabitants of the area, the improvement of the standard

Table 4.5: Changes in Income Structure

Income Level (₦)	Before FCT	%%	After FCT	%
0 - 100	45	22.5	35	17.5
200 - 300	50	25	60	30
400 - 500	40	20	45	22.5
600 - 700	35	17.5	40	20
800 - 900	20	10	15	7.5
1000 - Above	10	5	5	2.5
Total	200	100.0	200	100.0

Source: Fieldwork, 1988.

of housing from thatched roofs to zinc houses shows relative improvement in the income of the inhabitants in the study area.

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4.4 Changes in the Provision and Distribution of Rural Social Infrasctructure

Rural infrastructure constitute the substance of rural welfare as they are critcal for the success of public efforts aimed at accelerating agricultural and rural development. According to the Third National Development Plan, 1975 - 1980, "the main objectives of rural development areto increase rural productivity and income, diversify rural economy and generally enhance the quality of life in the rural areas ... in addition to raising agricultural production, effort will be made to enhance quality of life in the rural areas through the

provision of the basic social amenities such as health centres, pipe borne water, feeder roads and electricity (p. 292). Thus, efforts to raise rural welfare must necessarily go beyond the tradition and limited approach to raising per capita income through agricultural development projects to the provision of rural basic needs.

4.4.1 Health Facilities

Before the creation of the FCT, the few existing health facilities were poorly equipped and staffed, and unevenly distributed. Because of this situation health care delivery system was mostly done by traditional methods which had little curative impact on the diseases. Such debilitation diseases as malaria, worms, tuberculosis and whitlow cuased morbidity which reduced farmers' ability to perform energy intensive "tasks" like farming operations.

Since the creation of the FCT, the health status of the rural inhabitants has fairly improved as more health facilities have been provided while the existing ones have been upgraded to a considerable standard. For instance, the dispensaries located in the headquarters of Development Areas have been upgraded to comprehensive Health Centres. The table shows the number and percentage of some rural infrastructure before and after the creation of the FCT on comparative terms.

Table 4.6: Provision and Distribution of Rural Infrastructure in the Study Area

Sector	Infrastructure	Before FCT		After FCT	
		No.	%	No.	%
Health	Health Centres, clinics and dispensaries	8	3.5	51	8.4
Education	a) Primary Schools	122	54.0	152	25.2
	b) Secondary Schools	-	-	20	3.3
Social Facilities	a) Markets	8	3.5	21	3.5
	b) Wells	25	11	131	21.8
	c) Feeder Roads	55	24.0	205	34.1
	d) Postal Agency	-	-	5	0.8
	e) Police Posts	5	2.0	9	1.5
	f) Magistrate Courts	4	2.0	8	1.3
Total		227		602	100.0

Source: Fieldwork, 1988.

The above table indicates that there are 51 health facilities consisting of health centres, clinics, dispensaries, and health posts, sequel to the creation of these health facilities, are fairly equipped in terms of staff and drugs. However, some of the health posts located in some villages are still poorly equipped.

4.4.2 Education Facilities

Table 4.7 below shows that there were 122 primary schools in the study area before the creation of the FCT. These schools were established during the implementation

of the Universal Primary Education (UPE) scheme in 1976. These schools were however, poorly equipped with teaching facilities and staff. At this period, no single secondary, technical, vocational schools and teachers training college existed in the area.

Table 4.7: Distribution of Primary and Secondary Schools in the Pre and After FCT Periods

Development Areas	Before FCT				After FCT			
	No.of Prim. Schls	%	No.of Sec. Schls.	%	No.of Prim. Schls.	%	No.of Sec. Schls.	%
Abuja Municipal	32	26.0	-	-	46	30.0	5	25
Bwari	22	18.0	-	-	30	20.0	4	20
Karshi	10	8.0	-	-	12	8.0	3	15
Gwagwalada	24	20.0	-	-	32	21.0	5	25
Kwali	34	28.0	-	-	32	21.0	3	15
Total	122	100.0	-	-	152	100.0	20	100.0

Source: Fieldwork, 1988.

Since the creation of the FCT, more primary and new secondary schools, a teachers' training college and technical school were stablished in the study area. Our survey showed that there are 152 primary schools and 20 secondary schools in the study area, mainly at the headquarters of the Development Areas, Area Councils and major settlements with appreciate population threshold. The increase in the number of primary schools and the establishment of secondary schools has brought about a relative improvement on both educational facilities and

attainment in the area, as there are more school-going children presently than the period before the creation of the FCT.

4.4.3 Other Rural Social Infrastructure

These include such facilities as markets, wells, and other rural utilities. The existence of these facilities before the creation of the FCT was in a limited number and were of poor quality.

Since the creation of the FCT, more social facilities have been established, while the existing ones before its creation have been improved to enhance the service rendered. Our survey showed that there are 21 markets and 131 wells as against 8 and 25 markets and wells before and after the creation of the FCT, respectively. These facilities have enhanced both economic and commercial activities, as agricultural products are being sold and bought in these rural markets. The provision of more wells has enhanced the supply of good drinking water to the rural inhabitants. According to the Second National Development Plan, "in the rural areas, where inadequacy or absence of good water supply has been found to have a direct bearing on the spread of certain water-borne diseases, the strategy also would be to improve the quality and source of water supplies in these areas in order to reduce the incidence of such diseases" (p.170). Thus, an improvement in rural water supply would imply improving the standard of living of the rural inhabitants in the study area.

4.5 Changes in Rural Physical Infrastructure

4.5.1 Road Transport Network

Road constitute, perhaps, the most important infrastructure in the structural transformation of rural areas. The contribution of rural roads include such like acceleration of the delivery of farm inputs and reduction of transportation costs. The main primary road network in existence before the creation of the FCT include: the North-South corridor (A2), the Northern East-West corridor (A234), and the Southern East-West corridor (F 124). The road network A2 connects Abaji - Gwagwalada - Suleja, with Kaduna in the north and Lokoja in the South, while the road network A234 connects Bida, Izom, Suleja and Keffi towns. The other road network F124 connects the Southern FCT sub-region with the eastern and western states of the country (Figure 4.5). The class or category of roads in the study area before the creation of the FCT have been described as "rural collector roads" due to the level of service they provided (Doxiadis, 1981). Table 4.8 below shows some of the rural collector roads in the study area before the creation of the FCT.

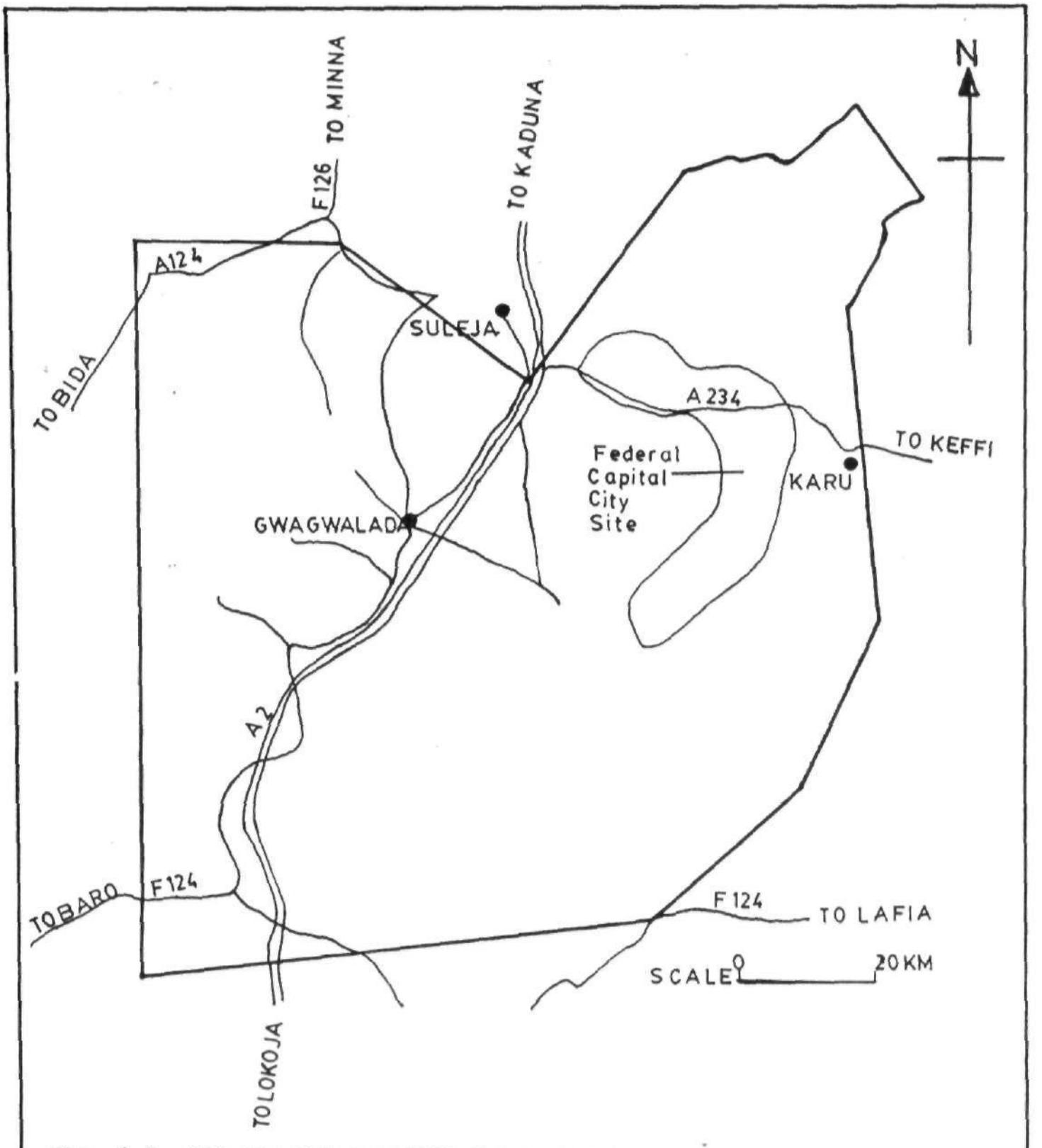


FIG. 4.5 THE PRE-FCT EXISTING ROAD SYSTEM.

Source: The MasterPlan For Abuja, 1979
Fieldwork, 1988

Table 4.8: Rural Collector Roads in the Study Area

Road No.	From	To	Total Length (km)
R1	Junction A2 (Gwagwalada)	Kuje-Dafara	24.5
R2	Gwagwalada	Paiko	11.5
R3	Gwagwalada	Dobi (Junction A2)	5.0
R4	Junction A2 (Sheda)	Pari	12.5
R5	Dafa	Daduma-Piri	15.0
R6	Junction A2 (Kwali)	Dafa	9.5
R7	Gomani	Dafa-Jaz-Yangoji-Suku Ku-Nitse	28.5
R8	Junction A2	Kwaki	26.0
R9	Junction A2	Dangava road	4.0
R10	Junction A2	FCT boarder-Bwari	39.5
R11	Junction A234	Tasha-Dutse Pe-Sagwari	15.5
R12	Junction A234 (Wuse	Wushapa	11.5
R13	Junction A234 (Nyanyakaru)	Junction A234	5.5
R14	Junction A234 (Izom)	Dobi	24.0
R15	Junction A234 (Izom)	Abuchi-Dikwa-Gwagwalada	42.5
R16	Junction A234 (Wuse	Garki-Burum-Kusaki-Gaube	47.0
R17	Junction R7 (Tungansarki)	Fuka	13.0
	Total		323.5

Source: Doxiadis (1981) Regional Development Plan for the FCT, Volume 1, Book 2, p.561.

Fieldwork, 1988.

The creation and development of the FCT has led to the introduction of certain changes in road transport network in the FCT. Our survey showed that some major road projects and associated construction programmes have been carried our in the area. These include such road projects, like the outer Northern Expressway, the Inner Ring Road I, the Airport Expressway and the collector arterials and other local roads

under construction in the study area (Doxiadis, 1981). (see Figure 4.6). The provision of feeder roads in this area is a critical factor in the socio-economic activities as they are directly related to prompt delivery of farm inputs as fertilizers, seeds, pesticides, farm machinery, to farmers at the time they need them. Such roads also improve the structure, conduct and performance of rural markets where agricultural products are marketed and distributed.

The need for efficient transport network is thus a necessity for an overall development in our rural areas. Johnson (1970) rightly suggested that for rural development to be enhanced, three types of roads are needed to meet different needs of our rural areas: the "commuter route", needed to carry daily traffic to and from work and to allow for the clustering of the population into villages; the farm-to-market roads", to permit access to district markets and avert monopolistic or monoposomistic conditions; and "truck roads" to allow each functional area to obtain goods and services from other areas. Besides, the socio-economic benefits of the roads to rural areas in the study area, such infrastructures have brought about improved accessibility of most rural areas that were hitherto remote and isolated.

4.5.2 Irrigation Facilities

Before the creation of the FCT . the cultivation of agricultural land was done only in rainy season, due to the absence of irrigation facilities that will enable the practice of dry season farming. The creation of the FCT

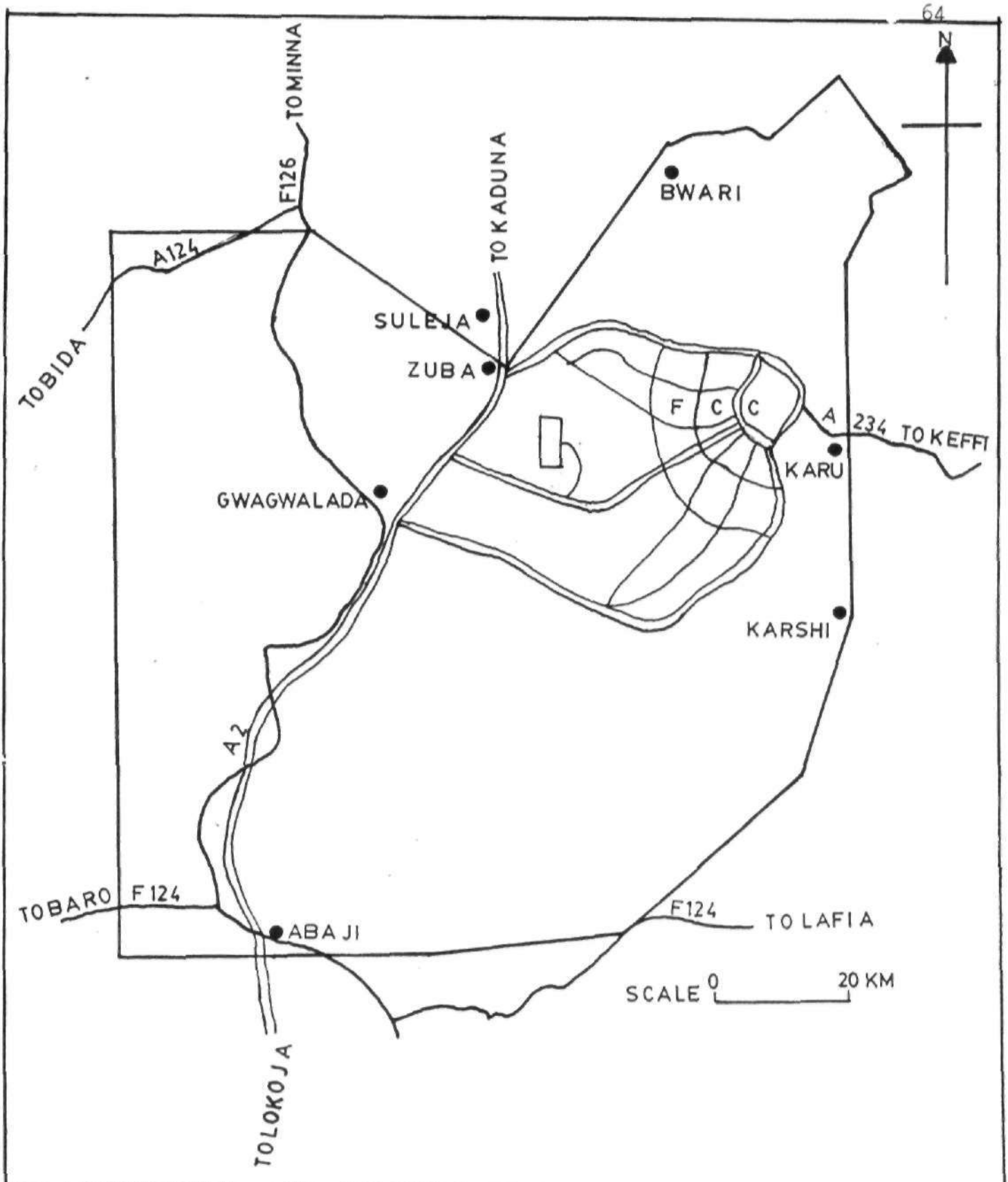


FIG.4.6 COMMITTED AND EXISTING ROAD NETWORK IN FCT ABUJA.

4.6

Source: The MasterPlan For Abuja, 1979
Fieldwork, 1988.

SCALE:

led to the construction of Jabi and Usuman Dam part of which are being used as sources of water for irrigation in dry season farming. This has helped in the stabilization of food production and supplies to feed the urban population.

4.5.3 Storage Facilities

The types of storage facilities that existed before the creation of the FCT were the traditional facilities using traditional storage technology to store crops for preservation. Such crop storage facilities include barns, rhumbus, kitchens, in the ground, on stakes, etc. The creation of the FCT has brought about the establishment of input storage facilities where such inputs like fertilizer, seed, pesticides and machinery are stored. Our survey showed that there are input stores located in Tasha, Paikon Kore, Gwagwalada, Zuba, Maje and Nyanya, all in the study area, where farmers obtain their supplies at the appropriate time of the season.

4.6 Changes in Rural Institional Facilities

The organisation of rural production has, in recent years become one of the most important pre-conditions for efficient mobilisation of production resources and accelerated rural development. This importance arises from the fact that the small-scale peasant production can no longer cope effectively with technological and capital demands of modernised primary production. Even though the family farm may be considered efficient within the context of local conditions, the dynamic demands of

modern primary production are such that there is need for a drastic structural changes. And one of the most effective vehicles for organising modernised rural production is through rural institutional infastructure.

4.6.1 Cooperative Societies

Before the creation of the FCT such rural institutional infrastructure like cooperatives, community development associations, societies and unions existed in unorganized forms. This was probably due to the little awareness on the formation and organization of such institutions or associations.

But, since the creation of the FCT, there has been an increased awareness on the formation and organization of community development association in order to suppliment governments effort in the development process. This awareness has been facilitated by such rural development agencies like Directorate for Food, Road and Rural Infrastructure (DFRRI), Directorate for Social Mobilization (MAMSER) and Agricultural Development Project (ADP) at both national, state and local government levels. Our survey showed that there are 86 cooperative societies in the Area Councils and development areas of the study area with a membership of 3025 (see Table 4.9). The increased awareness has led to the initiation and execution of self-help projects such as the construction of roads, drainages, culverts, bridges, classrooms, wells, dispensaries, and town halls, Table 4.10 shows a breakdown of the number of projects executed in Area Councils and

development areas in the study area.

Table 4.9: Number of Cooperative Societies in the Study Area after the creation of the FCT

Development Area	No. of Cooperatives, Development Associations, etc.	Membership	Main Types
Abuja Municipal Area Council	25	1115	Dev. Associations, Farmers Cooperatives, Clubs.
Bwari Dev. Area	12	480	Farmers Associations, Clubs, Societies.
Karshi Dev. Area	12	360	Development Associations, Farmers Cooperatives, Farmers'
Gwagwalada Area Council	17	680	Farmers' Unions, Development Associations, Clubs, Societies.
Kawali Dev. Area	10	450	Farmers Clubs, Development Associations, Societies, etc.
Total	86	3025	

Source: Fieldwork, 1988.

Table 4.10: Total Number of Self-Help Community Projects Executed in the Study Area (1988-1989)

Area Council/ Development Area	No. of Projects	% of Total	Total Value (₦)	Community Contribution (₦)	Area Council Contribution (₦)	MFCT Contribution (₦)
Abuja Municipal	25	25.5	323,000	161,500	89,500	72,000
Bwari Dev. Area	24	24.4	1,034,000	517,000	325,000	192,000
Gwagwalada A/C	10	10.2	234,950	117,475	72,000	45,475
Kwali Dev. Area	12	12.2	576,000	288,000	158,500	129,500
Karshi Dev. Area	27	27.6	125,800	66,700	31,600	27,500
Total	98	100.0	1,072,450	1,150,675	676,600	466,475

Source: MFCT, Dept. of Local Government Administration, Abuja.
Fieldwork, 1988.

Table 4.10 strongly suggestes an increased awareness of the importance of self-help projects by the various communities in the study area. The details of the types of projects executed in the Area Councils and Development Areas of the FCT is shown in Appendic C. The table also shows that both the Area Councils and the Ministry of Federal Capital Territory (MFCT) are greatly contributing towards the encouragement of the communities to embark on self-help projects. Between 1988 - 1989 the two agencies contributed a sum of ₦1,142,075 towards community self-help projects, while the communities contributed a sum of ₦1,150,675. All together, 98 community self-help projects were executed between the period of 1988 - 1989 in the study area.

In order to assess the varying effect of the development of the new Federal Capital, hypothesis I state that "the quality of infrastrucutural facilities is inversely related to distance from major areas of development within the new FCT". Table 4.11 below shows the distribution of infrastructural facility in the study area according to Area Councils and Development Areas.

4.6.2 Distribution of Rural Infrastructure in the Study Area

The distribution pattern of the number of infrastructure in each Area Council and Development Area could be seen to be closely related to distance from the Federal Capital City (FCC) which is the major area of development. The settlements in the Abuja Municipal Area

Table 4.11: Distribution of Rural Infrastructure in the Study Area

Area Council/ Dev. Areas	Types of Facilities	Average Distance (km)	Number of Facilities	Percentage of Total (%)
Abuja Municipal Area Council	Feeder roads, Dispensaries, Primary and Secondary Schools, Markets, Wells, etc.	10	175	29.8
Bwari Dev. Area	"	20	126	21.5
Karshi Dev. Area	"	25	96	16.3
Gwagwalada Area Council	"	40	95	16.2
Kwali Dev. Area	"	45	95	16.2
Total		140	587	100.0

Source: Fieldwork, 1988.

Council, which have an average distance of 10 kilometres from the FCC, has the highest number of 175 infrastructural facilities. The distribution progressively declines with the increasing distance of other Area Council and Development Areas from the Federal Capital

City (FCC) Abuja. Kwali Development Area, which is the farthest with the distance of 45 kilometres, has the least number of infrastructural facilities. It has 95 number of facilities out of 587, being the total number. The concentration of the number of infrastructures in the Abuja Municipal Area Council more than other areas could be explained by the fact that the Ministry of Federal Capital Territory (MFCT) concentrates its development efforts on the FCC area. Hence, its greater attention paid to settlements in the vicinity of the FCC. The FCC itself is supplied with such standard facilities as pipe borne water, electricity, expressways and major roads, waste disposal facilities and telecommunication facilities - radio, television and telephone services. These facilities are provided in the FCC so as to contain the pressure on the facilities arising from the influx of people from different parts of the country especially Lagos where some Federal Ministries are moving to Abuja. Thus, the concentration of infrastructural facilities in the FCC area could be due to the expected increasing population in the area. The provision of such facilities could in turn serve as forces of attraction to migrants.

4.7 Changes in Settlement System

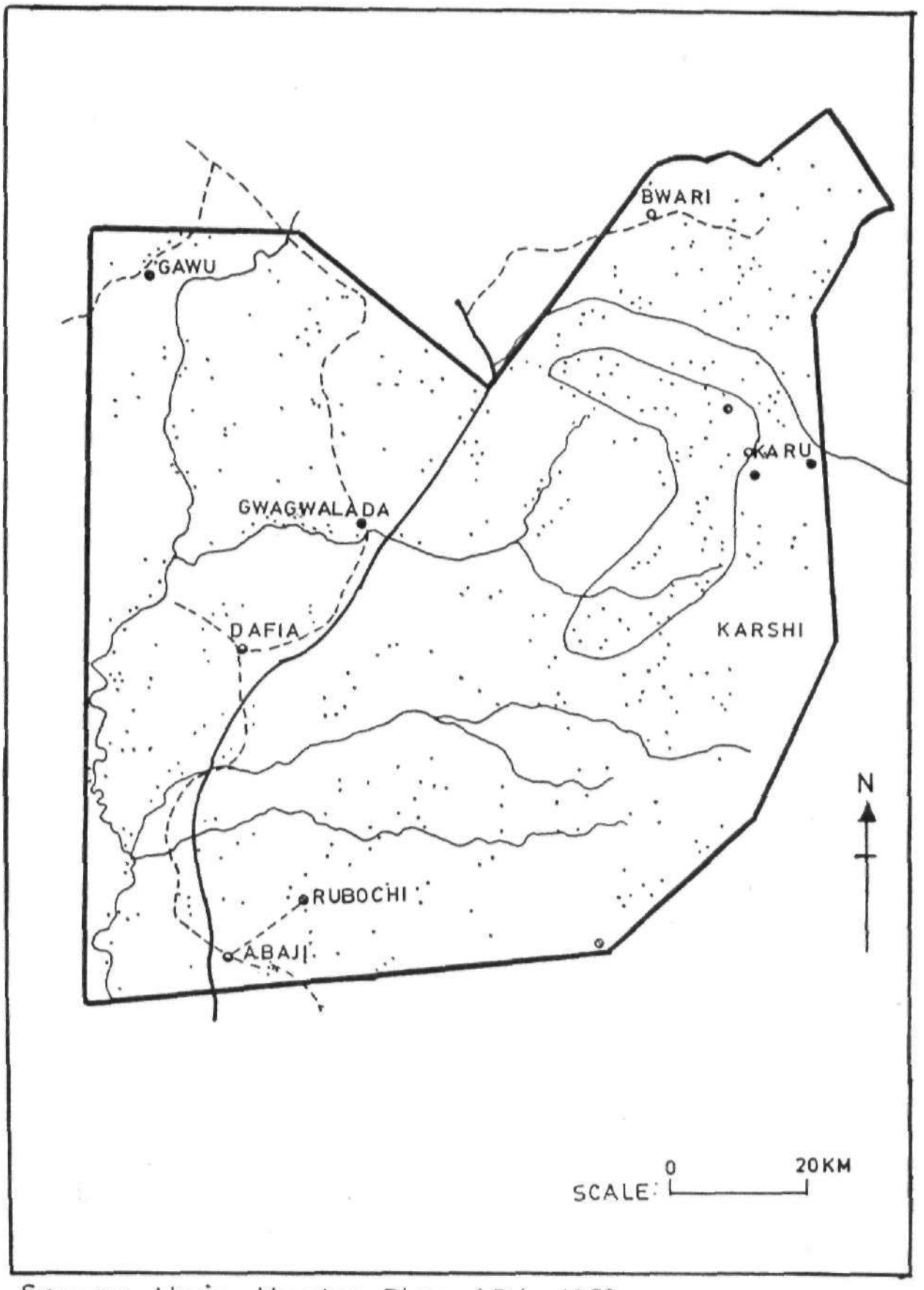
4.7.1 The Settlement Structure and Pattern

Two courses of development can be distinguished in the changes in the settlement system before the creation of the FCT.

The first is that of villages which were situated on the plains with abundant farmlands around. But, as population increased and nearby farmland was depleted by intensive cultivation, distant farmlands were brought into use. Such farmlands eventually became more convenient for farmers to spend much of their time near their farms and so built shelters there rather than commute. They returned to the village during the dry season for social and religious occasions. The second course of development is the case of villages that were situated on the hills where there was limited amount of farmlands. When the available farmlands were exhausted and extended as much as possible into marginal lands on the hills, the growing population could no longer be supported. This situation led to the relocation of small settlements, thus creating a dispersed pattern with many communities located at short distances from the 'mother' settlement as opposed to the cohesive forms of individual villages (Doxiadis, 1981).

These courses of development resulted in a dispersed pattern of settlement consisting of small compact villages, scattered on plain areas. There were, however, few concentration of larger settlements along Suleja-Karu-Keffi and Suleja-Abaji roads (Figure 4.7). Also such larger rivers like Gurara, Lower Usuman, Iku and Itsu were all characterised by concentration of settlements along their banks.

Since the creation of the FCT, planning and development processes have brought about changes in settlement pattern and structure. The first of these changes relates to the development processes of the Federal Capital City (FCC)



Source: Abuja Master Plan IPA 1979

FIG4.7 PRE-FCT SPATIAL PATTERN

4·7

Abuja, which was considered as being created on a virgin terrain without any constraints imposed by existing developments. This conception was the result of the initial plan by the Federal Government to resettle all the inhabitants in the settlements in the new FCT, but for the cost involved in the resettlement exercise. Our survey showed that those settlements that have so far been relocated are New Wuse, Asokoro, Maitama I, New Karu, Payi, Jigo and Kubwara, all of which were formerly located in the Phase I area of the FCC.

The second change in the settlement system relates to all settlements for which a special role has been prescribed within the FCT. These include such settlements like Gwagwalada, Karu, Abaji, Zuba, Karshi, Bwari and Kwali. Among these Zuba, Karu and Gwagwalada are being developed as satellite towns for the FCC, while the rest have been made headquarters of Area Councils or Development Areas. These settlements have so far been provided with social, economic and educational facilities for the residents of those areas.

4.7.2 Population Size and Structure

Almost all settlements in the FCT before its creation were small rural communities in terms of their population size. According to a survey carried out by Mabogunje and Abumere (1976), the population sizes of settlements in the FCT varies from two (2) inhabitants to 4,000 in small and larger villages, respectively. As at the period of the survey, there were only 5 villages with population of more

than 2000. Also, about 85% of the villages had a population sizes of between 50 and 500 inhabitants.

Since the creation of the FCT, there have been changes in the population size of settlements in the study area. Those villages that have grown in population sizes are those that are either accessible or close to major socio-economic activity areas such as the construction sites, headquarters of Area Councils and Development Areas and the Federal Capital City (FCC). Table 4.12 shows a population distribution of the Development Areas in the study area with Abuja Municipality and Karshi development areas having the highest and lowest figures, respectively. In terms of population structure,

Table 4.12: Population Growth in the Study Area.

Development Area	Estimated Population (1981)	Estimated Population (1990)
Abuja Municipality	39,050	485,660
Bwari	23,165	61,156
Karshi	10,685	27,883
Gwagwalada	19,480	49,100
Kwali	18,400	47,002
Total	110,780	670,801
FCT	170,575	825,005

Source: Population figures projected from 1981 up to 1990. Regional Development Plan for the FCT, Vol.I, Book 2.

Fieldwork, 1988.

the 1976 survey noted that more than half of the population in the FCT belonged to the unproductive economic strata.

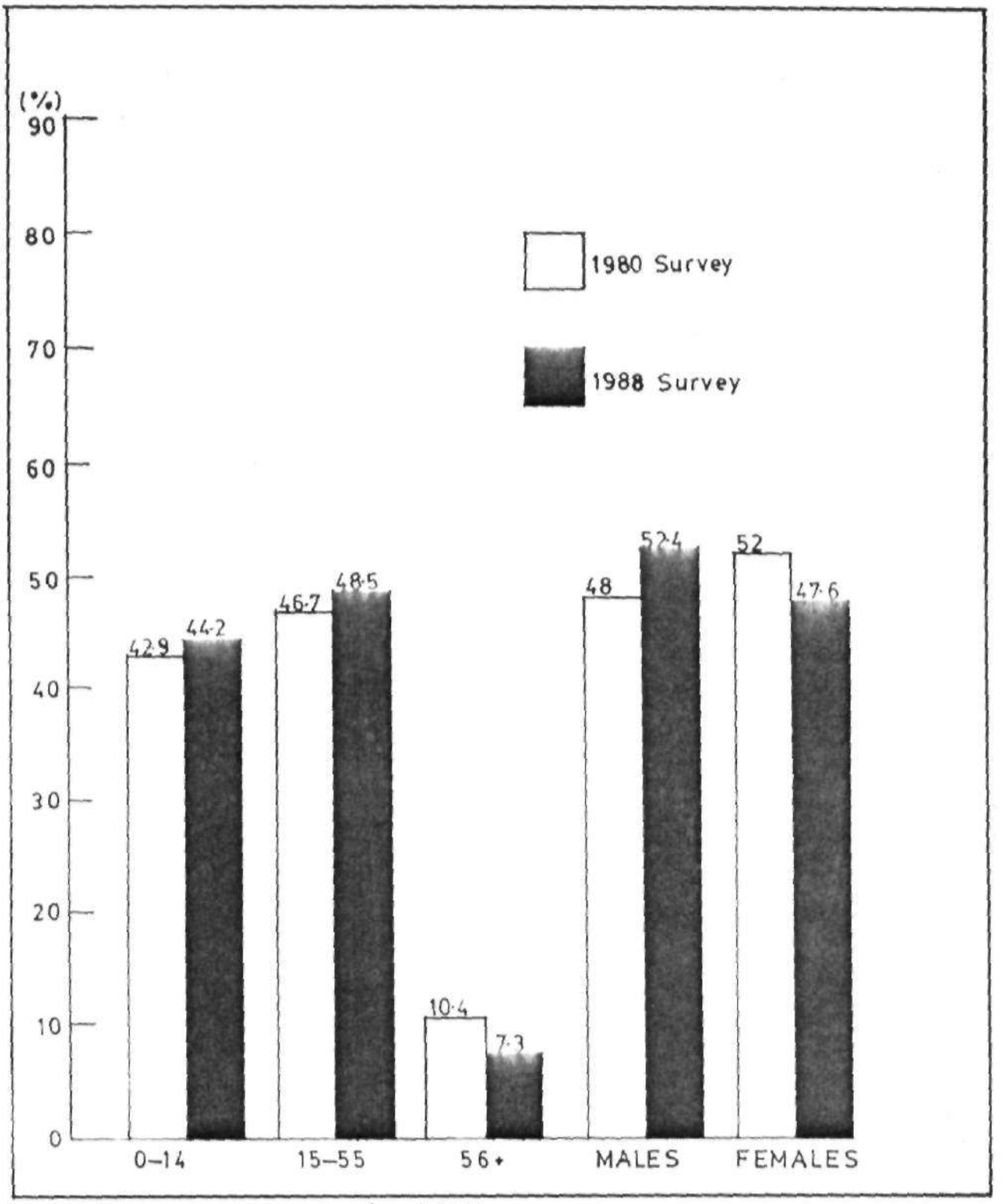
According to the report (ibid) 42.9% of the population were children and 10.4% were over 56 years while the working force was 46.7%. In general terms, this may be a little higher for most rural areas of Nigeria where there are migration of people from the working force to urban centres in search of job opportunities. The out-migration from the FCT before its creation may have been limited due to poor accessibility of the area (Fig. 4.8).

The movement of Federal Government ministries from Lagos to Abuja which commenced since 1986 came with a staff strength of 8,344 and bearing the average family size of 6 persons per household. Thus, the total additional population to be generated in the influx is expected to reach 50,084 inhabitants. Among the Federal ministries that have moved so far include: Internal Affairs, Trade, Commerce and Industries, Finance and Agriculture, etc. (see Table 4.13).

Table 4.13 The Manpower Strength of Ministries Moving From Lagos to Abuja.

Ministry	GRADE LEVELS					Total
	01-06	07-08	09-12	13-15	16-17	
Industry	1,277	120	167	52	6	1,697
Internal Affairs	939	107	71	19	3	1,253
Finance	1,443	289	179	76	13	1,513
Agriculture	313	400	200	75	12	2,160
Trade & Commerce	1,331	130	200	53	7	1,725
Total	5,303	1,046	817	275	41	8,725

Source: FCDA (1988) ABUJA: The Making of a New Capital City for Nigeria, Third Edition.
Fieldwork, 1988.



SOURCE: U·I· Consultancy Services(1980)·
Fieldwork(1988)

FIG·4.8 POPULATION AGE/SEX STRUCTURE IN FCT·

4.7.3 Changes in Settlements Hierarchy

The hierarchy of a settlement is determined by its population size, functions and the range of goods and services provided by the settlement. As earlier mentioned in the previous sections, before the creation of FCT only 5 villages had a population of more than 2000 and none had an administrative function or other functional specialization apart from agriculture. Those villages which provided one form of function or the other were of very low order, such as district headquarters. Thus, there were very few settlements which were of higher order before the creation of the FCT. Most villages in the study area depended on other settlements that were outside the territory for high order goods and services. The absence of any considerable settlements of high order was partly due to the inaccessibility of the area before the creation of the FCT.

The creation of the FCT and its subsequent development has brought about growth in population size of some settlements due to immigration trends and improved accessibility. It has enhanced the status of some villages especially those that were made administrative headquarters of surrounding villages. Also, those that are close to areas of major development have acquired new status. Our survey showed that 3 settlement hierarchy can be identified in the study area, based on population, functions and range of goods and services.

The first order in the hierarchy is the Federal Capital City (FCC) which is the new administrative centre for the country and a regional centre for the FCT. It also provides certain services of international standard like hosting of conferences, seminars and workshops.

The second order settlements are the Area Councils and Development Area headquarters like Gwagwalada, Kwali, Karshi and Bwari. These settlements provide administrative functions and social services to the surrounding villages within their areas of influence. Such educational facilities like secondary schools and Teachers' colleges are located in these settlements.

The third order settlements consists of those villages that are accessible and close to areas of major development such as Karmo, Gwagwa, Karu, Zuba, Nyanya and Garki. Some of the services provided in these settlements include primary schools, dispensaries, clinics or health posts. The remote and inaccessible villages are also classified under this hierarchy. However, they lack the essential services mentioned above, hence, they are rather served the services which they lack, since they are located within the area of influence of other higher order settlements.

4.7.4 Resettlement Activities

The recent change in the Federal Government Policy on Resettlement activities in the FCT indicates that the existing population in the settlements will be allowed to remain in their present locations with the exception of those located within the Federal Capital City (FCC) site

or within other needed support areas in the FCT. Some of these areas that are considered necessary to require relocations of settlements include (i) the Game Reserve area, (ii) the Reservoir Watersheds, (iii) the Plain areas adjacent to the capital city containing the Airport and (vi) the key access points to the FCT (see Figure 4.9).

According to the 1979 Masterplan for the FCT, settlements within 5 kilometres of the capital city site are to be relocated in order to protect the periphery of the city from development encroachment or unplanned expansion of the existing settlements. Based on the preliminary estimates of the number of villages by virtue of their locations, about 40 villages would have to be relocated in the initial stages of city development. As the city's population grows to about 3.1 million by the year 2000, an additional 85 settlements would have to be relocated. The first phase of relocation, according to the Master Plan (ibid), involves approximately 11,000 people, while latter relocation exercises would involve between 8,500 and 17,500 people. Should the Federal Capital Development Authority (FCDA) decide to implement the Game Reserve Project, relocation of existing settlements within the Park boundary would be necessary. This is based on the experience of other game reserves in Africa which suggests that allowing the existing settlements to remain within the boundary of the reserve adds significantly to the cost and management problems of operating a successful reservation.

Apart from the above, it is also indicated on the Plan

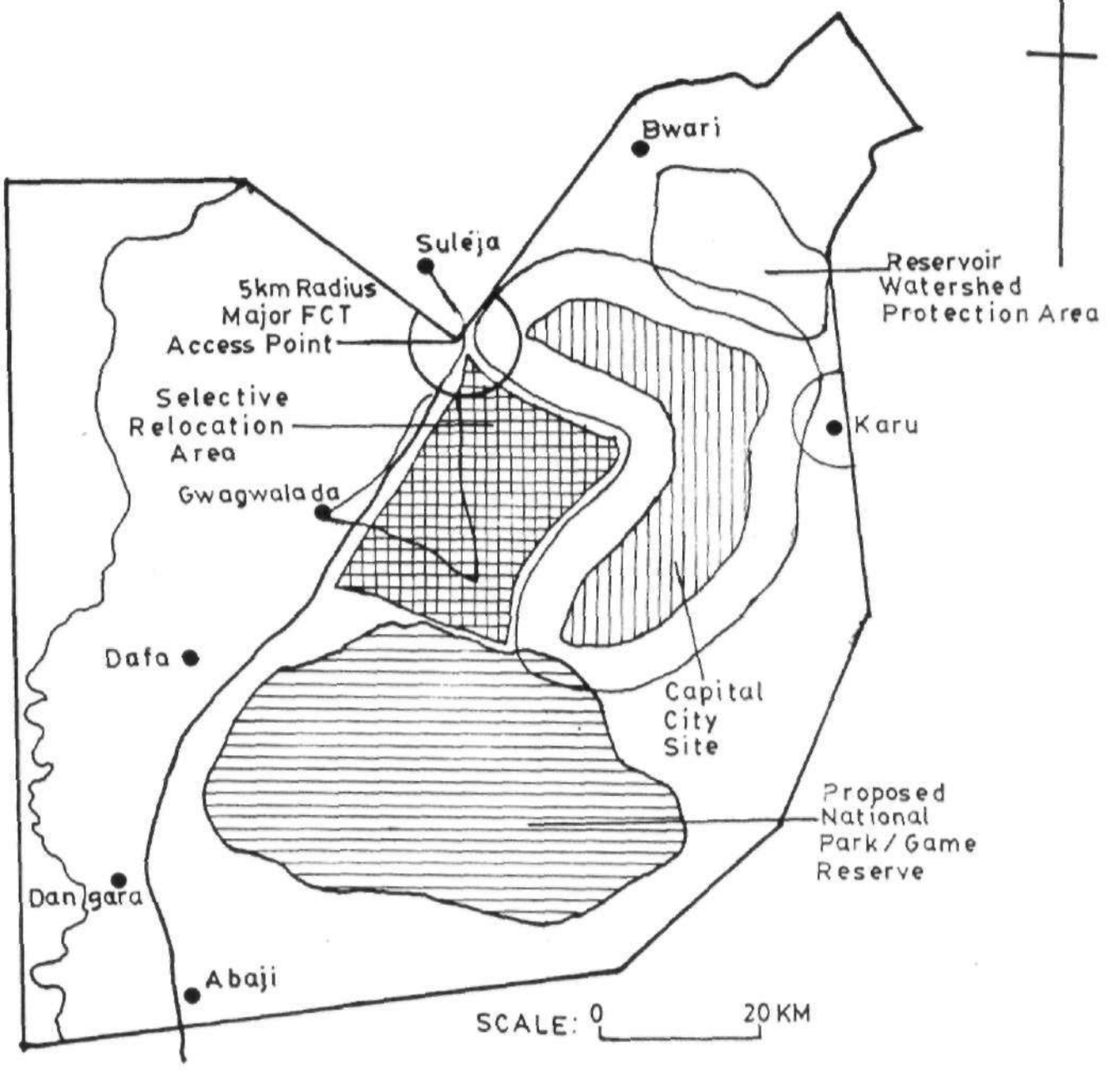


FIG4.9 RELOCATION AREAS IN FCT

Source: The Master Plan For Abuja, 1979
Fieldwork, 1988.

that relocation from the Bobo Plains might involve 55 settlements with total population between 5,500 and 11,000 people.

Based on health hazards associated with human or animal contamination of surface water bodies, it is suggested that settlements within 1 kilometre of the watershed and all settlements within the watersheds of the proposed reservoirs in the Bwari-Aso Hills, be relocated. Should this be implemented, it will involve about 24 settlements having an estimated combined population of between 2,400 and 4,800 people.

In addition to the above, the areas adjacent to the intersection of the two major road corridors (routes A-2 and A-234) entering the northern part of the FCT, nearest to the city site and also to Abuja City, are potential locations for unplanned development to occur. Consequently, it is suggested that settlements within 5 kilometres of this intersection be relocated. This exercise might affect 12 settlements with population between 1,200 to 2,400 people. Lastly, the area between the capital city site and the A2 highway, is presently planned to include a number of institutional and service land uses related to the Federal Capital City (FCC), as well as the International Airport. Consequently, a suggested relocation programme may affect about 28 settlements with a population of between 2,800 and 5,600 people. Taken together, the total relocation exercise in the study area would affect approximately 315 settlements with a total population of 50,000 people.

Since the creation and development of the FCT, two resettlement exercises have been carried out by the FCDA. The first is the Usman Town Resettlement Scheme which consists of 186 housing units ranging from 1 to 3 bedroom(s) constructed along with the provision of such infrastructures as schools, roads, and health clinic. The three villages of Payi, Jigo and Kwabwara with a total population of about 1,200 were displaced by the Lower Usman Dam Project and thus were resettled elsewhere within the FCT.

The second resettlement exercise is the Kubwa Resettlement Scheme, which is presently under construction with about 500 housing units. Under this scheme, a total population of 10,000 people from the villages located in Phases I and II of the FCC area are to be resettled (see Appendix B). Besides these, two other resettlement schemes that were embarked upon sequel to the creation and development of the FCT, include the Niger State Resettlement Scheme and the Plateau State Resettlement Scheme. While the Niger State Resettlement Scheme embarked on resettling those inhabitants of the villages that opted to move outside the FCT to Niger State. The villages include Wuse, Asokoro and Maitama. The Plateau State Resettlement Scheme on the other hand, embarked on resettling the inhabitant of the villages that opted to move outside FCT to Plateau State. These included villages like part of old Karu (now New Karu) with some of its surrounding villages, were all resettled in Plateau State.

Thus, the study area could be described as an area prone to resettlement activities given the progressive

development of the FCT particularly the Federal capital city area. Table 4.14 shows the number of settlements to be relocated per development area and their relative distance from the FCC. A critical examination of the table below and Figure 4.10 will reveal the fact that the farther the settlements from the FCC, the less the effect of resettlement activities on the settlements in the development areas.

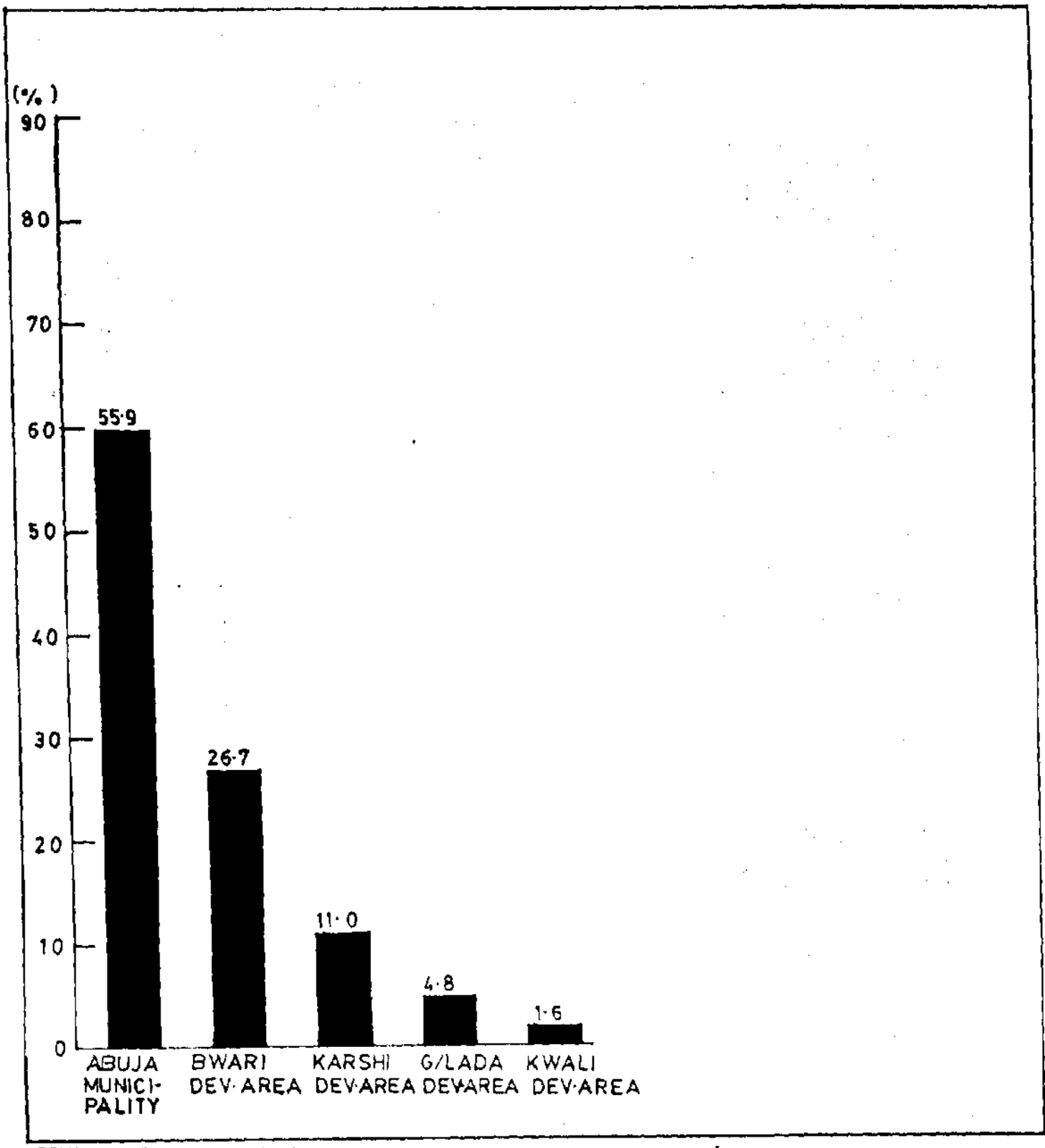
Table 4.14: Settlements to be relocated from the Study Area

Development Areas	Number of Settlements to be relocated	Average Distance from FCC (km)	% of total No. of Settlements
Abuja Municipality	176	10	55.9
Bwari Development Area	84	20	26.7
Karshi Development Area	35	25	11.0
Gwagwalada Development Area	15	40	4.8
Karshi Development Area	5	45	1.6
Total	315	140	100.0

Source: Atkinson, F. (1982). Caring for People: Resettlement of Abuja Capital City.

Fieldwork, 1988.

On the other hand, settlements which are closer to areas of major development, experience greater effect of resettlement activities. Table 4.14 shows that Abuja Municipality Area which has the shortest average distance of 10 kilometres from the Federal Capital City has 176 (55.9%) number of settlements to be relocated from their present location. It has the highest percentage of 55.9%



SOURCE: ATKINSON, F.(1982) CARING FOR PEOPLE RESETTLEMENT ABUJA CAPITAL CITY.

FIELDWORK, 1988.

FIG·4·10 PERCENTAGE OF TOTAL NUMBER OF SETTLEMENTS TO BE RELOCATED IN THE STUDY AREA.

out of the total number of 315 settlements that are to be relocated from the study area. This is followed by Bwari 84 with 20 kilometres, Karshi 35 with 25 kilometres, Gwagwalada 15 with 40 kilometres and Kwali 5 settlements with 45 kilometres from the FCC, respectively. There is thus a progressive decline of the number of settlements to be relocated as the distance decreases from the study area. This can be explained by the fact that the Federal Capital Development Authority (FCDA) has given priority to Phase I area of the FCC in terms of socio-spatial development. This explains the concentration of projects in Phase I area of the FCC which covers most part of the Abuja Municipality. Also, the priority accorded Phase I area of the FCC is due to the fact that it is to serve as the seat of most Federal Government ministries and parastatals moving from Lagos to Abuja.

CHAPTER FIVE

DEVELOPMENT PROPOSALS FOR THE INDUCED CHANGES

Introduction

Rural development, like the broader concept of national development, has been perceived and approached in many ways. This fact is reflected in numerous definitions that border on the socio-cultural, economic, spatial and political aspects of rural life. The current approaches focuses on improving the "quality of life" and productivity level of the ruralites. In this connection, the "provision of social services" (Igbozurike, 1983), "mobilisation of human and material resources" (Mabogunje, 1980), "the Area-Based Strategy" (Idachaba et al, 1981), "Promotion of "Rural Accessibility" (Mosley, 1979) and other forms of development interventions have been stressed and recommended as key(s) to successful integrated rural development.

According to Ariyo (1987), in Nigerian context like other developing countries - rural development supposed to be a deliberate policy intervention in rural areas to:

1. improve the well-being of the poor,
2. improve the productivity capacity of the people so as to raise their income and consumption level,
3. evolve a positive change in attitudes and capacity to adopt innovations;

4. change the exploitative relationship between the rural and urban areas to a mutually beneficial one,
5. reduce significantly the disparity between rural and urban areas and among social groups in the rural areas, and
6. integrate the rural sector into the national economy.

Inter alia, it is apparent from the foregoing review that "social service-oriented" or "basic-need approach to rural development is a viable alternative. In essence, the provision of social services: education, health services, water supply and road infrastructure, as development intervention will go a long way to effect higher production capacity in rural areas. The argument for social services or basic need approach is obvious, in that improvement in them can in turn bring about improvement in welfare of the rural populace. The increase in their quality and quantity can in turn bring increases in productivity and consequently, the standard of living of the ruralites (Lele, 1975, Idachaba et al, 1981, Igbozurike, 1983).

In the preceding chapter, some of the changes in the socio-economic and spatial characteristics of the study area induced by the development of the new FCT are discussed. The development proposals for the induced changes are now made in the succeeding sections of this

chapter. The proposals include those for administrative structure, settlement hierarchy, road hierarchy and network, rural infrastructure and resettlement exercises

5.1 Proposed Administrative Structure in the Study Area

Since the creation of the FCT, there have been five administrative changes due to the fact that the status of the FCT was still not yet decided as to whether it was a state or not. It was recently that the present administration decided that the area should have the status of Federal Capital Territory (FCT) with Area Councils as Administrative units and not a state with Local Government Areas. The present administrative structure of the study area consists of two Area Councils and three Development Areas. These include the Abuja Municipal and Gwagwalada Area Councils and Bwari, Karshi and Kwali Development Areas.

In terms of administrative status, the present Area Councils in the FCT cannot be said to have the same status with other Local Governments in other states, as third tier government. This implies that certain statutory rights cannot be exercised for grassroot development like other Local Governments. One of the principles governing the Federal Government's drive towards rural transformation is to bring the government closer to the grassroots. This principle informed the creation of an additional 149 Local Governments, making a total of 449 in the country.

Based on the principle of "devolution of power (Bryant and White, 1982) to the grassroot, it is proposed that the existing four Area Councils in the FCT be upgraded

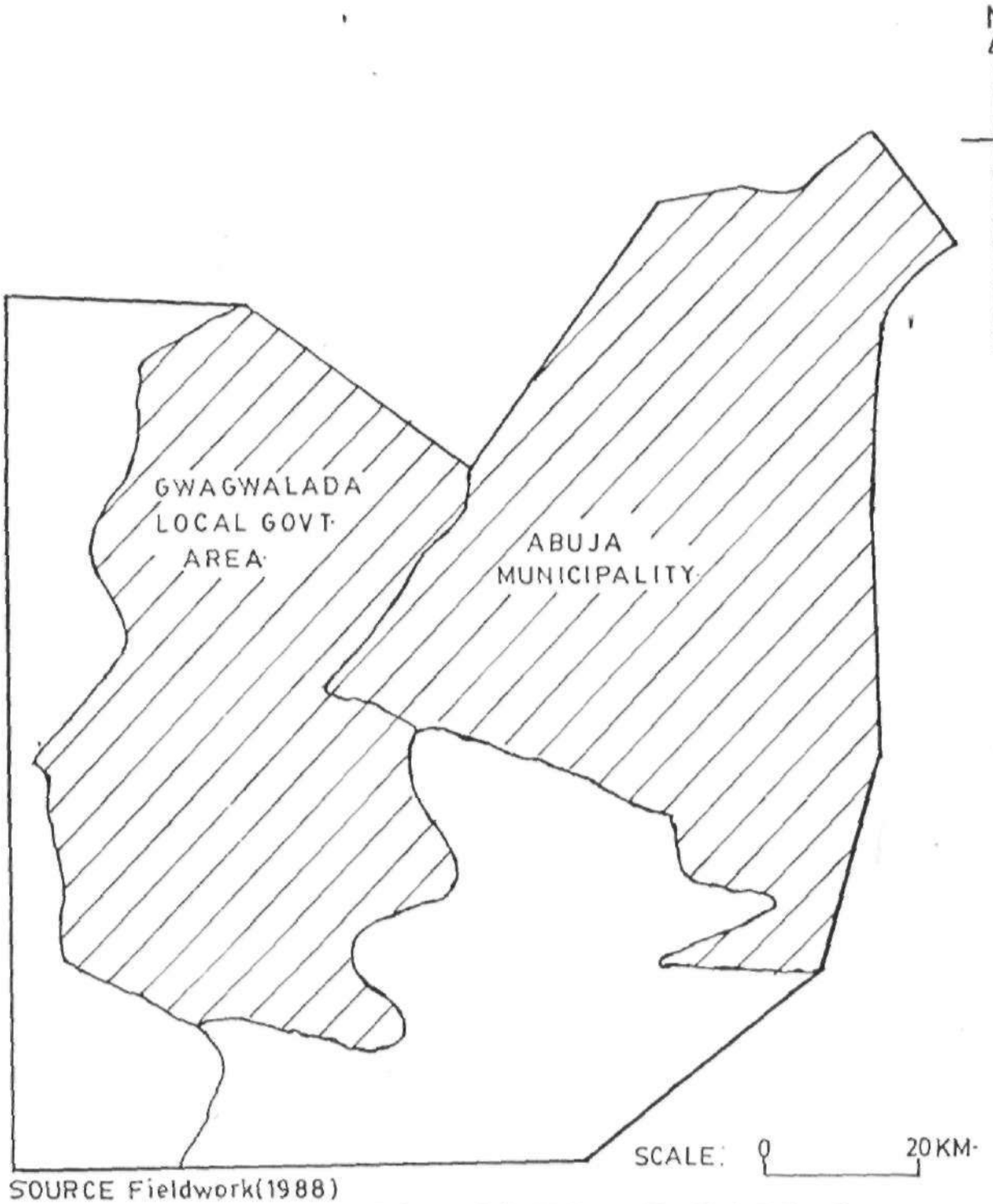
to Local Government Areas with the same statutory rights like other Local Governments in the country, so as to bring development closer to the people. Moreso it will facilitate and promote grassroot participation in the development process of the rural areas in the FCT.

Considering the potentials of human and material resources of these Area Councils, it is evident that they are capable of generating enough resources for self-sustainable development. Figure 5.1 shows the proposed Local Governments and their location in the study area.

5.2 Proposed Settlement and Road Hierarchy

Based on the principles of location, population, size and functions of settlements, three settlement hierarchy were identified with the Federal Capital City (FCC) constituting the first order settlement where major development activities are located. It is also the main administrative seat for the Federal Government with central business districts or commercial centres, National Cultural Centre, High Density Residential Area, National Sports Complex, and major transportation centre. Other settlements of first and second order in the FCT would be dependent on the FCC for higher order functions and services. The FCC is planned for an estimated population of about 3.1 million inhabitants by the year 2000 A.D. (IPA, 1979. p. 60).

In planning, certain requirements and criteria are considered for road network and hierarchy some of which include the following:



SOURCE Fieldwork(1988)

FIG.5.1 PROPOSED LOCAL GOVERNMENT AREAS IN THE STUDY AREA.

(a) Road hierarchy should link settlements of about the same hierarchy as much as possible;

(b) Road network should encourage vertical and horizontal linkages between various hierarchy of settlements, so as to enhance movement of ideas, goods and services;

(c) Road network should be patterned in such a way that the relationship between the urban and rural areas is enhanced.

One of the major development constraints that confronted the study area before the creation of the FCT was the problem of accessibility. The area was inadequately served with road network. Since the creation of the FCT, some major roads have been constructed linking various parts of the study area. However, most of these roads cater mainly for the needs of the Federal Capital City (FCC). The rural areas are still poorly served with road network. The proposed road hierarchy and network is aimed at correcting the imbalance between the FCC and the rural areas, and to facilitate proper and efficient functional linkages between settlements in the micro-region and other sub-regions in the study area.

The first road hierarchy consists of the existing regional roads like the Lokoja to Kaduna, Nyanya to Kerri roads and major express ways in the FCC, that link the FCT and FCC with other regions or states in the country.

The second road hierarchy are the secondary roads that link up the proposed the second order settlements which are the Area Council and Development Area headquarters - Abuja Municipality and Gwagwalada Area Councils and Bwari, Karshi and Kwali development areas.

The third order road hierarchy are the tertiary and feeder roads which are to link up the proposed third order settlements such as Karmo, Gwagwalada, Nyanya, Karu, Dobi and Zuba (see Figure 5.2 and 5.3).

5.3 Proposed Distribution of Rural Infrastructure

Some of the planning requirements and criteria considered for the proposed distribution of facilities, utilities and services include the following:

(a) The population threshold required for the provision of these facilities;

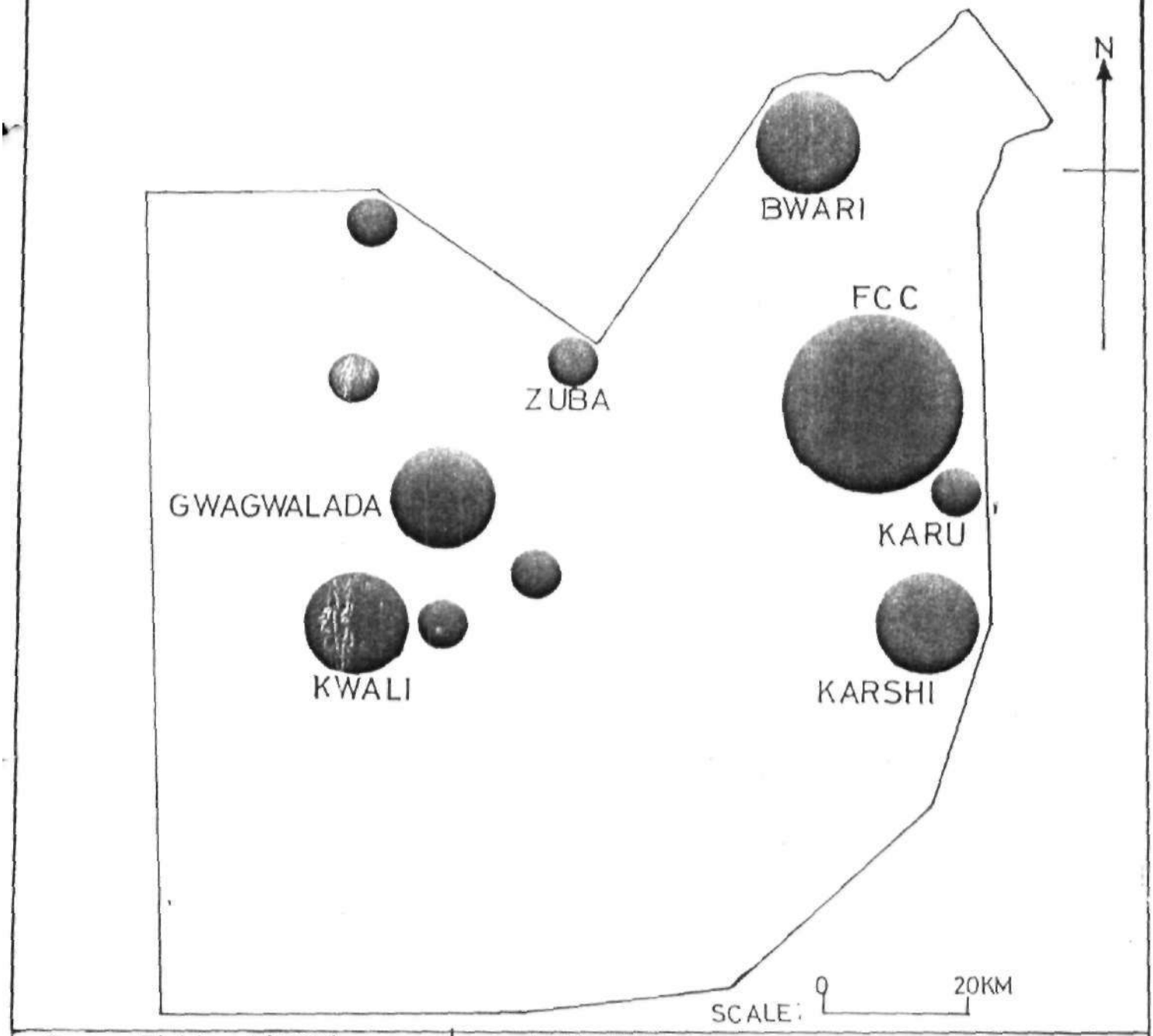
(b) The settlement hierarchy system is required in the process of distribution of these facilities.

The objectives of the proposals are:

(a) To increase the quality and available health and educational facilities;

(b) To increase the quantity and quality of available facilities for commercial activities and to enhance effective means of marketing agricultural inputs and outputs;

(c) To provide basic services, and utilities like water, electricity, postal services, etc. that



Source: Fieldwork (1988).

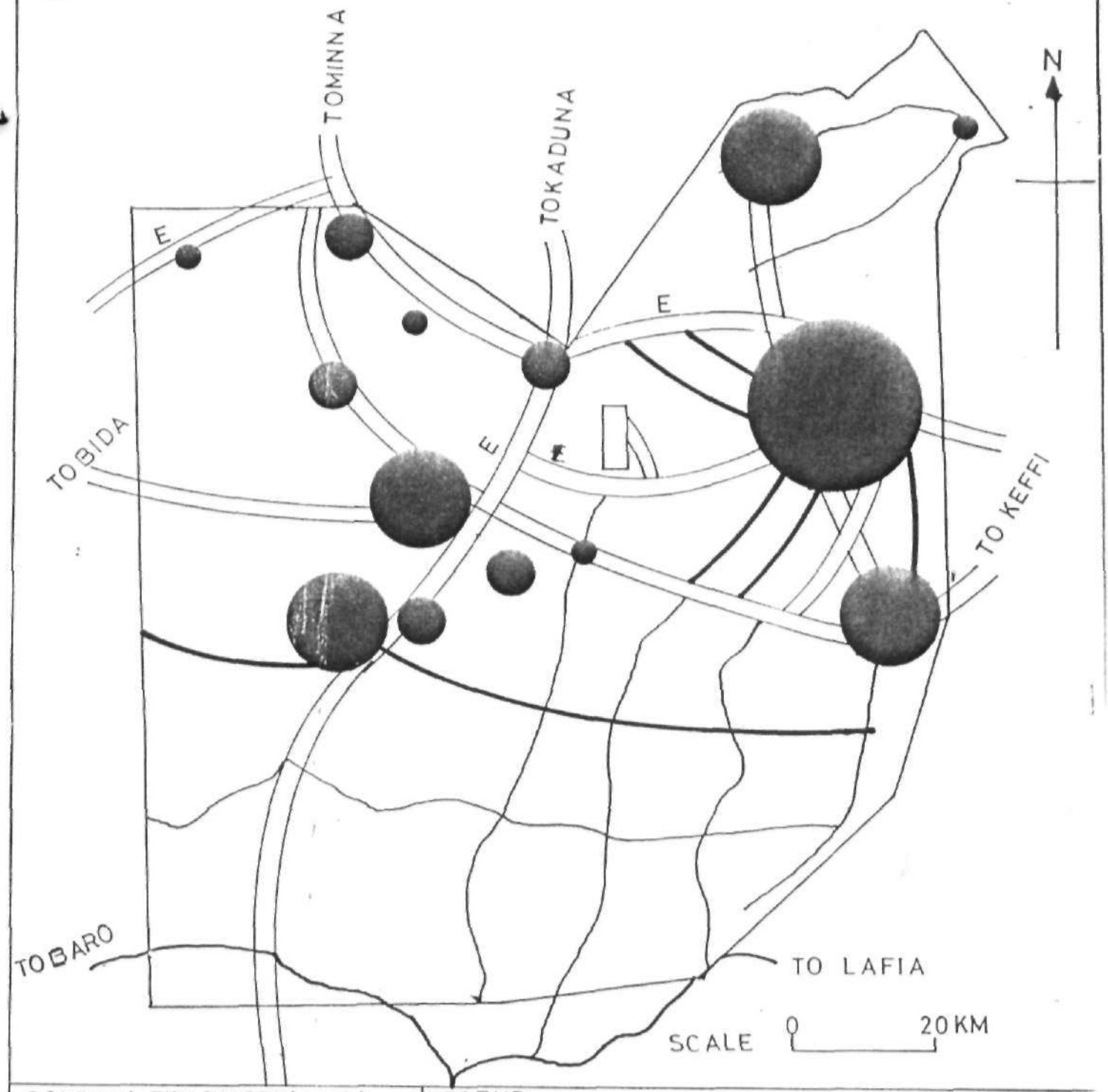
LEGEND

First Order Settlement

Second Order Settlement

Third Order Settlement

FIG·5·2 PROPOSED SETTLEMENT HIERARCHY.



SOURCE: FIELDWORK(1988)

FIG·5·3 PROPOSED ROAD NETWORK HIERARCHY

will increase the quality of life of the people.

Although the creation and development of the FCT has brought about a significant improvement in the provision of facilities, services and utilities in the study area, they are however still inadequate especially when the rate of growth in population is taken into consideration. Thus, a proposal for the provision of more facilities, utilities, and services is made in this sub section. Their proposed distribution in the existing settlements is in accordance with the hierarchy of settlements their locations, distance and population. The proposed distribution excludes the first order settlement, which is the FCC, due to the fact that it is the main seat of the Federal Government where major development activities are concentrated and almost all infrastructural facilities and services are provided. The proposed distribution and location of the infrastructure in the second and third settlements order are set out in the tables below (Tables 5.1 and 5.2).

Table 5.1 Proposed Distribution of Rural Infrastructure in the Second Order Settlements

Sector	Type of Infrastructure	Location	Average Distance From FCC	Estimated Population	Total Proposed
Health	(a) Comprehensive Health Clinic	Bwari	30 kms	6,000	1
		Gwagwalada	40 kms	8,000	1
	(b) Veterinary Clinic	Karshi	25 kms	5,000	1
		G/lada	40 kms	8,000	1
Education	(a) Nursery School	All Settlements	20, 25, 40 and 45 kms	6,000	1
				8,000	1
				5,000	1
				7,000	1
	(b) Primary School	"	"	"	"
	(c) Secondary Schools	"	"	"	"
	(d) Teacher's College	"	"	"	"
	(e) Technical College	"	"	"	"
Commercial	Shopping Centre	G/lada	40 km	8,000	1
		Bwari	20 km	6,000	1
Other Facilities	(a) Electricity	All Settlements	20, 25, 40 and 45 kms	6,000	"
				8,000	"
				5,000	"
				7,000	"
	(b) Pipe born water	"	"	"	"
	(c) Police Post	"	"	"	"

Source: Fieldwork, 1988.

Table 5.2 Proposed Distribution of Rural Infrastructure in the Third Order Settlements

Type of Infrastructure	Location	Average Distance From FCC	Estimated Population	Total Proposed
Dispensary	Zuba, Lugbe, Dobi, Karu, Karmo and Gwagwa	10, 20, 25, 40 and 45 kms	between 1,000 - 5,500	1 each
Primary School	"	"	"	"
Periodic markets	"	"	"	"
Bore Hole	"	"	"	"
Community Centre	"	"	"	"
Adult Education Centre	"	"	"	3 for all settlements

Source: Fieldwork, 1988.

The above proposed distribution of Rural Infrastructure is based on the principles of threshold requirements of good and service and range of goods, as conceived by Berry and Garison (1958). According to them, the threshold requirement of goods and services is the minimum population required to make the provision of a good or service minimally profitable, worthwhile and economical. However, this concept may be broadly conceived to include the peculiarities of the income distribution of the population concerned. In other words, the threshold requirements is actually the level of effective demand for the good or service of interest. The threshold requirements also vary

directly with the order of good or service and the hierarchical order of settlements. Thus, for example, the threshold requirement for a neighbourhood dispensary will be farless than the minimum patronage that justifies the location of a regional hospital.

Related to this, is the concept of range of good, which is defined as "the average maximum distance that prospective consumers are willing to cover in order to consume the good or service (Omuta et al, 1986). In this context, distance means economic distance which is, physical distance converted into such units as cost of overcoming the friction of space, or cost of travel, time wasted, discomfort encountered, among others. Thus, the greater the distance, the less the level of consumption of a good or service.

Some of the factors that could affect the range of good or service are comparable prices at alternative central places, income condition of people in the complimentary region, the remoteness or otherwise, of other central places and the density and distribution of the population scattered outside the central place. More importantly, the order of the service or good provided will determine the willingness or otherwise of consumers to consume the good or service

5.4 Proposed Functional Specialisation of Settlements

Functional specialisation and activities in a settlement is determined by such factors as physical, socio-economic, cultural and administrative factors. They act in an interwoven complex way to generate development which consequently brings about improved standard of living. There is thus the need for utilization of both natural and human resources for the production of goods and services.

At the city (FCC) level, being the highest order of settlement hierarchy in the study area, the proposed activities as spelt out in the 1979 Masterplan for Abuja include administration for both national and international affairs, financial, banking and commercial activities. The FCC is to accommodate Federal Ministries and parastatals moving from Lagos to Abuja. Among the federal ministries that have moved so far include: Internal Affairs, Trade, Commerce, Industries and Agriculture. Thus, only light and non-heavy industries could be located here.

The functional specialisation in the second order settlements include rural banking, large scale industrial and commercial establishments. Most of the heavy industries could be located in these centres since administration is the dorminant activity in the city (FCC). Gwagwalada Area Council is proposed as the site for Industrial Zone, Kwali as Agricultural Zone and Bwari and Karshi as the site for Quarry Industries. Each of this

zones is endowed with natural resources that makes the proposed activity appropriate in the study area. Activities in the third order settlements would include agro-based and agro-allied industries, small-scale and medium manufacturing activities.

The proposed activities for the fourth order settlements include primary sector activities like farming, fishing, cattle rearing, dairy and poultry farming, local arts, crafts, pottery and mat making.

5.5 Proposals for Resettlement Activities

In general terms, resettlement, which involves displacement of people from one location to another is a disagreeable experience for the communities and families concerned. This is because the exercise is inherently characterised by bitterness, resentment and hardship. According to the report of the Presidential Ad Hoc Committee on Resettlement of the inhabitants of the FCT (1979), the resettlement programme should aim at getting ... "the citizen completely relocated from the Federal Capital City area with the least inconvenience and with minimal disruption of their normal way of life, occupations and local administrative system ...".

Based on the programme of development for the FCC, all land area covering Phase I and the industrial area I and IV are to be fully developed. The inhabitants in the settlements, located within these areas would have to be relocated. Other settlements that may require to be

relocated are those located close to the International Airport, Airport Expressway, Northern Expressway, Armed Forces Zone, the Phase II area and places set aside for liquid and solid waste disposal. This is due to the land requirement for various projects planned by ministries and other government agencies to be located in the FCT.

Atkinson (1982) have suggested some guidelines for the resettlement programme for the affected inhabitants in the FCT. These include:

a) That the inhabitants who are affected by resettlement should be relocated in a low population density area.

b) The area should also be of low density cultivation, so that the relocatees could resume their farming practices. Although the present farming practices require an abundant farmland, the increasing land-use pressure on land will make it difficult for the system to continue.

c) That the combined effects of pressure on land and the possible shortage of labour in farming will require an early improvement in agricultural techniques and input supply with the objective of increasing production and encouraging young labour to stay on the land.

d) On the whole, the resettlement exercise should be undertaken with an aim of resettling the affected inhabitants with minimum stress so as to enable them to quickly adjust and overcome the inconveniences created by the relocation.

e) It is estimated that a total population of about

50,000 people would be relocated from all the areas to be devoted to the development of the Capital (Abuja Master Plan, 1979). And since the majority of the inhabitants are engaged mainly in primary sector activities the areas to be selected should provide employment opportunities for the inhabitants.

f) The agricultural areas for those engaged in the primary sector, should be a prime available farmland with irrigation networks and other infrastructures which will make the relocation area to be more attractive than the former area they occupied before relocation. Also, areas to be inhabited by people employed in the secondary and tertiary sectors should be where urban settlements are expected to evolve in the immediate future.

g) Communities being displaced should be resettled and compensated at public expense, both in cash and kind, as the case may be. Cash compensation should be at the approved rates for immovable properties, particularly housing, crops and economic trees, on arrival at the new site.

h) Infrastructural and community facilities, services and utilities such as roads, water, markets, schools, health centres etc. should be provided at the new site before the evacuation begins.

Considering the above guidelines for resettlement of the affected people, the following four locations are proposed as the most suitable areas for resettling the

inhabitants of the FCT.

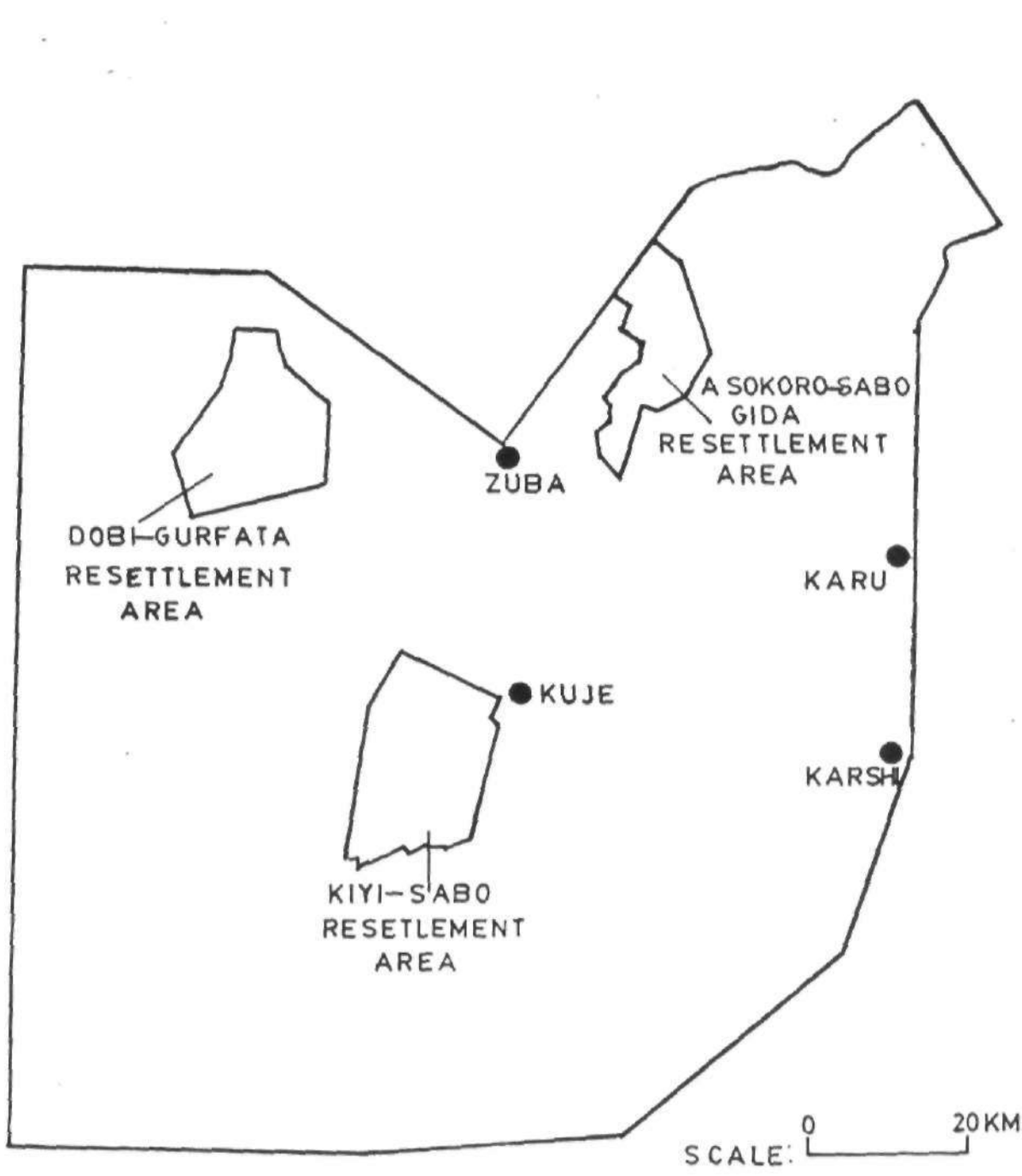
a) The Dobi-Gutata Resettlement Area,

b) The Asokoro-Sabon Gida Resettlement Area,

c) The Kiyi-Sabo Resettlement Area, and

d) The Kuje, Karu, Karshi and Zuba urban Settlements (see Figure 5.4).

The Dobi-Gurfata Resettlement Area covers approximately 15,000 hectares of land and is contained within the polygon defined by the settlements of Kaida, Gamgwa, Bagado, Dadabin, Jayi, Gwale, Saboninka, Gurfata, Ebwa and Dobi. According to the Regional Plan Proposals (ibid), the area consists of approximately 6,600 hectares of good agricultural land suitable for multiple crop production based on irrigated farming, another 4,000 hectares of land suitable for animal husbandary, about 1,500 hectares of forestry with parts of productive forestry and a zone of water pollution sensitivity not exceeding 3,500 hectres, about 20% of the total area. According to these characteristics, it is estimated that the employment opportunities which could be generated in the primary sector under conditions of full utilization of resources, it can sustain a total population of approximately 30,000 inhabitants. But at present the area can absorb about 15,000 people. The area meets adequately the criteria of proximity to the capital city and adequate road network. This area can be inhabited by people relocated from that part of capital city belonging to Bwari Development Area.



FIG·5·4 PROPOSED RESETTLEMENT AREAS·

Source: FIELDWORK, 1988·

The Asokoro-Sabongida Resettlement Area covers approximately 12,000 hactares of land and is contained within the polygon defined by the settlements of Sabon-Gari, Banpama, Asokoro, Karsana, Tasha, Jiwa, Zaudna, Basango, Kubwa, Byazhin, Jika, the FCT boundary near Jika, Gidan Dadu and the FCT boundary to Sabon Gari. According to Regional Plan for the FCT (ibid), the area consists of approximately 2,500 hactres of good agricultural land suitable for multiple crop production based on irrigated farming and about 2,300 hactres of land suitable for animal husbandary and related activities. Based on these characteristics, it is estimated that the employment opportunities which could be generated in the primary sector under conditions of full utilization of resources, can sustain a total population of approximately 15,000 inhabitants. But presently, it is proposed that the area can absorb about 7,000 inhabitants. This area also meets adequately the criteria of accessibility to thecapital city and availability of road connections.

The Kiyi-Sabo Resettlement Area covers approximately 22,500 hactares of land and is contained within the polygon defined by the settlements of Tungan Maje, Kilankwa, Gwako, Nitse, then eastward along the River Robo to highway 105, then northward along the highway to Tungan Maje. In accordance with the Regional Plan proposals for the FCT (ibid), the area consists of approximately 5,500 hactres of good agricultural land suitable for animal husbandary and related activities. Based on these characteristics, it is estimated that the employment opportunities which

could be generated in the primary sector under full utilization of resources can sustain a total population of about 38,000 inhabitants. At present, it is proposed that the area can absorb about 18,000 inhabitants. The area is also accessible to the FCC and connected with major roads.

The Kuje, Karshi, Karu and Zuba urban settlements, which are proposed to constitute the four municipal branches attached to the FCC which by virtue of their proximity, are expected to become suborbs of the capital city. It is therefore proposed that given their potential to become urban areas and since these settlements already have considerable infrastructures, they should become the absorbtion areas of urban settlers to be relocated from the capital city. The areas meet the criteria of being a potential for employment opportunities (see Table 5.4).

Table 5.3: Proposed Resettlement Areas

Resettlement Area	Proposed Total Populations
Dobi-Curfata Resettlement Area	15,000
Asokoro-Sabon Gida Resettlement Area	7,000
Kiyi-Sabo Resettlement Area	18,000
Urban settlements of Kuje, Karu, Karshi and Zuba	10,000
Total Population	50,000

Source: Fieldwork, 1988.

5.7 Implementation and Phasing Programme

The conception and articulation of a plan or project is one thing and it is quite another to implement it. Implementation is usually the missing link between words and action in planning. The process of implementation would include phasing, programmes, sources of finance, administrative organization and roles of various development actors.

(a) Phasing:

According to the principles of critical path Analysis, the implementation of projects is based on a sequence of priority, which is usually established for the projects in accordance with the importance of each of them. In this context, the sequence include settlement hierarchy, road network and hierarchy, location and distribution of infrastructural facilities, utilities and services, functional specialization, resettlement programmes, monitoring and evaluation. The period within which each project should commence and ends, is also spelt out for the second, third and fourth order settlements hierarchies. The approach in this process of implementation is that of development "from below" so as to stabilize rural population and avoid population congestion and concentration in the first order settlement, which is the FCC. Thus, the phasing programme for the implementation of the proposed projects is shown in Figure 5.5 below.

PROPOSED PROGRAMMES	SIX YEARS PHASING PROGRAMME					
	1989	1990	1991	1992	1993	1994
ADMINISTRATIVE STRUCTURE	———					
SETTLEMENT HIERARCHY	———					
DEVELOPMENT OF INFRASTRUCTURE			———			
ROAD NETWORK PATTERN			———			
FUNCTIONAL SPECIALISATION	———					
RESETTLEMENT EXERCISE	———					
MONITORING AND EVALUATION	———					

FIG·5·5 PHASING FOR THE PROPOSED PROGRAMMES

SOURCE: Fieldwork(1988)

The proposed phasing programme shows that the administrative structure and settlement hierarchy commences from 1989 - 1990. preceding other programmes. This is followed by the development of rural infrastructure (1991 - 94) road network (1990 - 94). The last programme, which is monitoring and evaluation, is meant to assess the progress or otherwise of these programmes with the aim of providing solution to those problems identified in the course of implementation. The monitoring and evaluation exercise runs through the phases so as to ensure that each programme is assessed from one stage to another. In doing this, the success of implementation of the programme is greatly enhanced. Thus, monitoring ensures that the implementation is kept on course and that the programme constantly and consistently reflects the current values, priorities and preferences of those to be affected by it. In other words, it involves a continuous re-examination and definition of the objectives of a programme in the light of whether the programme is achieving what was aimed at.

(b) Sources of Finance:

This is one of the important aspects of any plan as it is the means for the implementation of projects. Some of the sources of finance for the proposed projects is shown in Table 5.5 below.

Table 5.4: Sources of Finance for Project Implementation.

Development Agency	Percentage Contribution
The Ministry of Federal Capital Territory (MFCT)	40
Area Councils	30
Development Areas	20
Village Areas	10
Total	100

Source: Fieldwork, 1988.

(c) Administrative Organization:

In order to facilitate and sustain development efforts at the grassroot levels there is need for a local level planning organization for effective implementation and participation. Figure 5.6 shows the structure of a proposed local level planning organization. The village development committee (VDC) will perform such functions as the following:

(a) Organization of town and village meetings for the purpose of discussing and identifying their immediate needs for socio-economic development;

(b) Identification projects based on felt needs and requirement of the community;

c) Mobilizing the grassroot population for domestic resource generation in order to supplement and compliment government efforts.

d) The actual organization of community members for the purpose of project execution.

The functions of Development Areas would include:

a) To coordinate and monitor development efforts of the people and that of the government.

b) To serve as the link between government and the people who would be able to articulate opinions on the roles and performances of government in rural development.

c) To ensure that proper disbursement and utilization of state and local governments grants to self-projects.

The Local Governments or Area Councils would undertake comprehensive development plan for rural communities and to give guidelines to area development offices on the identification and appraisal of their projects. It should also guide them on the application of materials, labour and finance in the implementation of projects.

The Agency for Rural Development will coordinate all development planning activities of the state and federal authorities. Such Rural Development agencies as Directorate of Foods, Roads and Rural Infrastructures (DFRRI); Directorate for Social Mobilization (MAMSER) will also coordinate the burgetary allocation for various community

development activities. In addition, the agency would assist the works departments of the Local Governments or Area Councils where technical or professional skills are needed (see Figure 5.6).

These proposals for grassroot development are in line with the recent Local Government Reforms of 1976 which is aimed at:

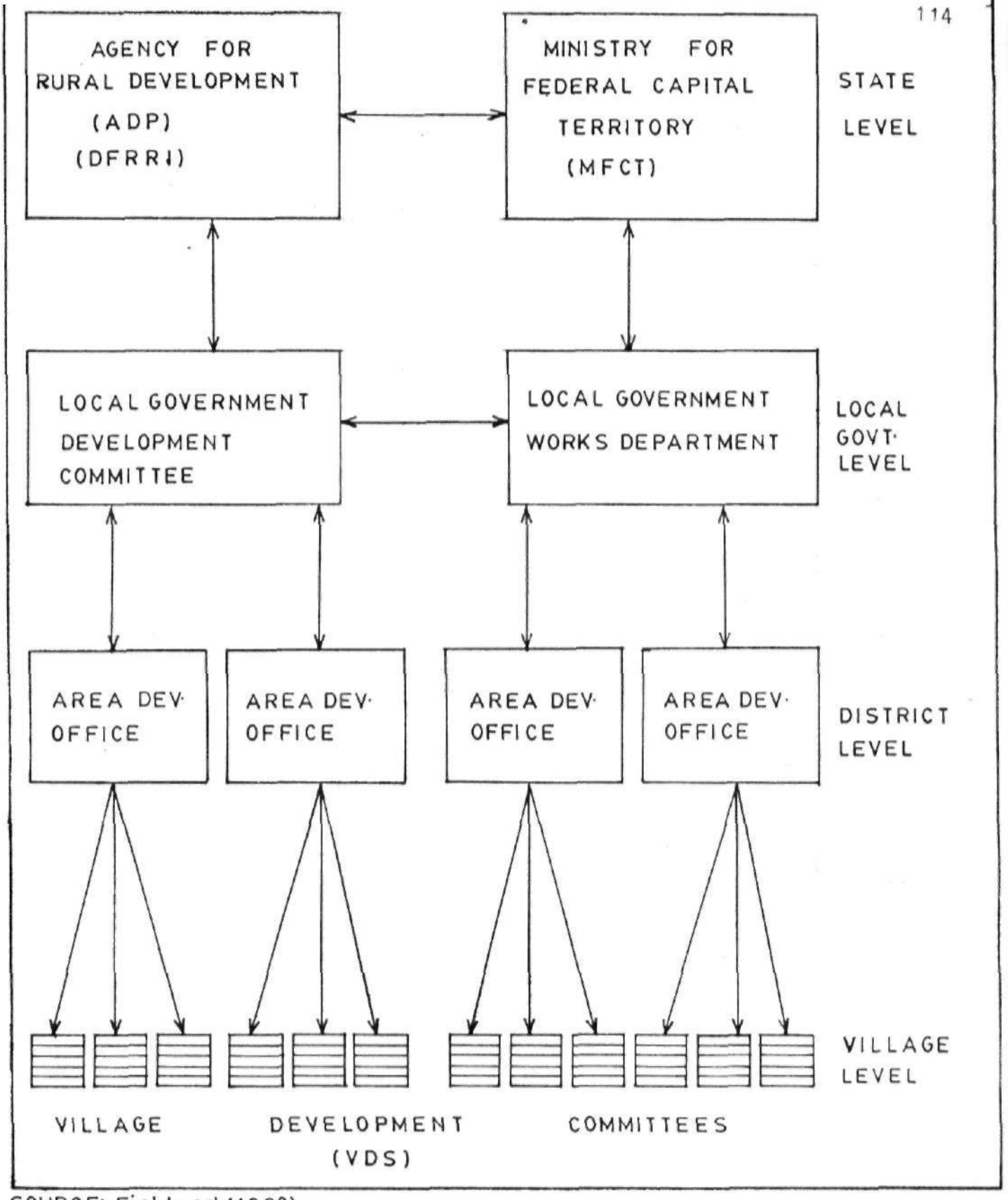
a) Provision of appropriate services and development activities to the local people,

b) To facilitate democratic self-government close to the local people at the local levels of the society and to encourage initiatives and leadership,

c) To mobilize human and material resources through the involvement of members of the public in their local development,

d) To provide a two channel communication between local communities and the government (Guidelines for Local Government Reforms, 1976, p.1).

The recent abolition of Ministries of Local Government and creation of more local governments in the country is a progressive step towards stimulating rural development efforts from below.



SOURCE: Fieldwork(1988)

FIG.5.6 PROPOSED ORGANISATION STRUCTURE FOR LOCAL LEVEL DEVELOPMENT PLANNING INFO

CHAPTER SIX

SUMMARY AND CONCLUSIONS

6.1 Introduction

In the foregoing chapters, an attempt has been made to examine some of the changes induced in the rural areas in the FCT by the creation and development of the new Federal Capital, Abuja. The research was promoted by the fact that the location of the new Federal Capital in an area that had hitherto been neglected by previous development efforts was bound to induce some changes in the socio-economic system of the rural setting in the FCT. In such an area whereby 85% of the population is rural, it is important that the local population be integrated in the development process of the new Federal Capital. The idea of effective integration in the development process calls to mind the importance of local participation in the rural development programmes. The principal objective to this approach, is to effectively utilize the available human and material resources which often remain idle due to lack of a catalyzing agent (Prates, et al, 1982).

Like the Nigeria's experience in the development process, the development strategy in the development of the new Federal Capital has always been "from above" or centre-down approach which has been characterized by:

(a) excessive centralization of the planning and implementation machinery in government ministries

The creation and development of the FCT led to the creation of administrative areas inform of Area Councils and Development Areas. The objective was to establish a local administrative system capable of meeting the needs of the rural inhabitants of the FCT. The increase in the number of primary schools from 112 to 137 and the establishment of secondary school from zero to 20, has led to a considerable rise in the number of school-going children and educational attainment. The spatial distribution of both primary and secondary schools has reduced the walking distance of the inhabitants to schools.

The religious composition showed that, it has become relatively more heterogenous than the period before the creation of the FCT when the composition was more homogenous. In terms of family size and structure it was found out that both extended and nucleated family types coexist in the study area with relative changes in both due to demographical factors like migration and culture and biological factors. About 63.5% of the sampled population of households were of traditional family type, while 36.5% were of nucleated family type.

Changes in farming technology included the adoption of some modern farm inputs and practices due to the limited available farmlands caused by the location of some development projects on such lands which are subsequently taken over from farmers. About 55% of the farming population were found to have adopted some modern methods of farming like the use of fertilizer, chemical and tractors.

6.2.2 Economic Changes

The creation and development of the FCT has brought about diversification of economic and commercial activities thus bringing about various alternative occupations other than farming which had been the major occupation of the inhabitants in the study area before the creation of the FCT. The increase in both economic and commercial activities are facilitated by the improvement of infrastructural facilities such as shops, market stalls, feeder roads, etc. The increase in population has led to a greater demand made on goods and services in the area, thereby inducing a greater participation in secondary activities.

With the increase in various economic activities there has been a general rise of income level of the inhabitants. Our findings showed that about 65% of the respondents sampled had their average monthly income increased from ₦200 to ₦300 before and after the creation of the FCT, respectively.

6.2.3 Changes in the Provision and Distribution of Rural Infrastructures

The relative improvement in terms of quality and quantity of rural social, physical and institutional infrastructures in the study area. The spatial distribution and accessibility of these facilities to the inhabitants of the area has also relatively improved. Essentially, health care delivery services are available at Garki Health Centre with 120-bed capacity. In addition, there are three

comprehensive Health Centres, 2 primary health centres, 15 Health Clinics, 30 Dispensaries and one Family Planning Clinic in different parts of the Territory. Similarly, there are 20 post-primary institutions including 16 senior secondary schools, one vocational training centre, and one Teachers College with a combined student population of 18,000. There are 137 primary schools with about 94,000 pupils enrolled. Our findings also showed that there are about 323.5 kilometres of rural feeder roads rehabilitated in the study area. There are also 86 cooperatives and Development Associations with a membership of about 3,025; with 98 total number of projects executed between 1988 - 1989.

6.2.4 Changes in Settlement System

By any standard, the entire Federal Capital Territory is very sparsely populated and with dispersed pattern of settlement. In terms of urbanization, there was no settlement with a total population of 5,000 in 1963. With the creation and development of the FCT such settlements like Gwagwlada, Karshi, Kwali, Karu, Nyanya and Garki have increased so much in migrant population that they can justifiably be referred to as the medium size urban areas. Abuja capital city itself has a population of 75,000 at the moment and it is expected to witness rapid growth as the movement of the seat of government progresses (FCDA, 1989).

In terms of population growth, by 1952, the population density was only 9 persons per square kilometres in 1963. The total population of the area which now constitute the FCT

was 109,000 in 1963. As at 1977, the population rose to about 125,000 people. Recent projections of the population of the FCT is put at 600,000. This demonstrates the extent of the influx of people into the territory during the recent times. The pattern of migration trends are likely to continue in the foreseeable future considering the on-going programme of moving the seat of Government from Lagos to Abuja.

Related to the changes in the settlement sytem, is the resettlement activities which have been induced by the development programme of the FCT. Our survey (1988) found out that about 315 settlements with a total population of 50,000 would be affected by resettlement exercises. At present, 3 villages of Jigo, Payi and Kwabwara with a total population of 1,200 have been resettled. The on-going Kubwa Resettlement Scheme would involve villages located in Phase II with a total population of 10,000 people.

6.3 Problems Identified

Like some other countries in the Third World, the development process in terms of planning and implementation of development programmes in the new Federal Capital has largely been imposed from above with little or non-grassroot participation. The fact that much of the development efforts is concentrated on the development of the Federal Capital City (FCC), little attention has been accorded the rural settlements whose inhabitants constitute a considerable part of population of the FCT. This has consequently resulted in

lop-sided development between the FCC and the rural settlements.

The creation of the new administrative areas was found to be patterned along the former districts of the former states of Niger, Plateau and Kwara. The location of some of the headquarters of Development Areas was found to be functionally inaccessible to the surrounding settlements as distance constituted a constraint. This could lead to inefficiencies in the discharge and implementation of development projects and policies.

The increase in population size and structure of those settlements close areas of major development such as major expressways, construction sites Area Councils and Development Area headquarters was becoming a constraint to planned development as some illegal structures were found to be springing up thus resulting in blightedness.

Changes in occupation resulting from lack of available farmland which is as a result of land appropriation by development projects, may lead to abandonement of the primary sector by the inhabitants. Landlessness without necessary alternative suitable farmlands or occupation would create a 'reserved army' of landless peasants who may constitute a social problem to the development of the Federal capital.

The inadequacy in number and quality and even distribution of rural infrastructure would result in quick depletion of the existing few facilities as population pressure

is exerted on them and over utilization.

The lack of vertical and horizontal linkage of the major roads between the Federal Capital City and the rural settlements has resulted in the shifting of economic and commercial activities to those settlements located along the major roads leading to over concentration of such activities along road corridors.

The complete absence of any clear cut policy on resettlement has led to varying degrees of implementation and the attendant social discontent by the affected people. This has also resulted in inadequate provision of rural infrastructural facilities, compensation and land appropriation without an appropriate alternative.

In view of the above problems identified, some recommendations for overcoming such problems are made in the following section.

6.4 Recommendations

One of the major challenges confronting the Federal Capital Development Authority (FCDA) in the development process of the Federal Capital, is the combination of development effort in developing the FCC and the development of rural areas in the FCT. The challenge cannot be met without a careful planning and coordination of various efforts on the part of the public or the communities and the government

Given the present concentration of development efforts on developing the Federal Capital by the FCDA, the rural

communities should not be absolutely dependent on the government for the provision of all their basic needs. Rather, they should be encouraged to initiate and embark on self-help projects at the community levels to supplement the efforts of the government. This recommendation is based on the need to let the rural communities know the obligation they have towards the development of their area. The objective is not only to promote material welfare but also to create in the people the outlook and capacity to understand and solve their own problems by coordinated and cooperative efforts. It will also diffuse to the people the knowledge and new techniques of community development.

The acquisition of land from the indigenous inhabitants in the process of development should be replaced by an alternative farmlands, since land is the basic source of socio-economic activities of the inhabitants in the study area. An alternative provision of farmlands would alleviate the suffering of the peasants who are dispossessed of their lands. It will help also to overcome the problems of land and food scarcity to feed the teeming population in the FCT. Other social problems associated with the dispossession of land from peasants would be minimised.

Considering Nigeria as a developing nation under taking numerous projects for development which sometimes result in the displacement of people from one location to another, it is mandatory that the Federal Government of Nigeria should make a concerted effort at evolving a well articulated resettlement

policy in order to facilitate the movement of relocattees from one location to another. Such conprehensive national policy on resettlement will monitor, control and coordinate all such movements. The policy will take into cognizance the following needs:

(1) The need for creating a forum, ad hoc or otherwise, charged with the responsibilities of monitoring, coordinating and controlling all resettlement schemes in the federation. Scuh body shall be composed of professionals like administrators, architects, related engineering professions, town planners, estate surveyors and valuers, sociologists and psychologists who will supervise the implementation of all resettlement projects, evaluate properties lost and liase with the representatives of the displaced people to ascertain and resolve whatever problems that may arise.

(2) The need for standardization of compensation for properties lost as a result of displacement such as land, economic trees, crops, farming season and buildings, is necessary. This standardization will cover replaceable and irreplaceable properties. The compensation for lost building properties which is yet to be nationally standardized could be done in three ways:

(a) Compensation by kind, being the replacement of all building properties in a new location for

all those lost as a result of displacement,

(b) Compensation by cash which requires payment of cash for all buildings lost based on the value of such properties,

(c) Compensation by cash and kind, which is replacement of the building property and then some cash is paid for other infrastructural amenities or services not replaced.

Related to this is the standardization of the building structures to be constructed as replacement of properties lost. In view of this, it is suggested that the Federal low cost housing units be used as the acceptable minimum standard in terms of quality. However, it will be necessary to introduce a multiplying factor to take care of the economic stratification with reference to rural, semi-rural, semi-urban and urban areas, as result of which there could be variation in the quality of building properties.

(3) The policy should also include some measures for post-resettlement adjustments, which at present is generally neglected. Such post resettlement problems like inadequate provision of rural infrastructural facilities sociological and psychological problems can affect the success of resettlement programme. The need to define analyse, resolve and document such problems for future reference cannot be overemphaiszed.

6.5 Conclusion

What I have tried to discuss in this study on the changes induced in therural areas of the FCT by the creation and development of the Federal Capital at Abuja, was to critically examine the changes in socio-economic aspects of the inhabitants in the study area with the objective of suggesting how both positive and negative changes could be sustained and contained respectively, through a development strategy that lays much emphasis on development 'from below' rather than 'from above'. Development 'from below' will concentrate on involving rural communities in the development process of the new Federal Capital. This will closely be related to socio-cultural, historical and institutional conditions of the FCT. As Stohr and Taylor (1981) have rightly suggested, "the guiding principle for development from below would be the full mobilisation of natural, human and institutional resources on a territorially integrated basis for a self-reliant, self-sufficient, self-regulating and self-sustaining rural communities" in the study area.

The development strategy from below would contain such elements as the following:

1. Provision of broad access to land, being the basic source of socio-economic activities of the people.
2. The introduction of new territorially organized structures for equitable communal decision making on the integrated allocation of regional and human resources.

3. Choice of a regionally appropriate technology.

4. Assignment of priority to projects which serve the satisfaction of basic needs of the population (food, shelter, basic services, etc).

5. Restructuring of urban and ururral transport systems to improve and facilitate access to the population in all parts of the study area.

6. Improvement of rural-to-rural and rural-to-urban transport and communication facilities, in order to:

   (a) increase commodity and service markets within the rural areas so as to realise the benefits of economies of scale and a better supply of basic services to all inhabitants of the area;

   (b) increase the scale and diversity of factor markets within rural areas in order to reduce production costs and thereby facilitate increased processing, purchasing and marketing activities in the rural areas (ibid pp 64-67).

Development 'from below' startegy, as elaborated above, possesses the basic ingredients for a balanced development by virtue of its dynamic widespread nature. Its advantages are enormous because it brings government closer to the people and spread development relatively uniform.

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APPENDIX A

COMMUNITY DEVELOPMENT ASSOCIATIONS AND UNIONS IN THE STUDY AREA

	Name of the Association	Area Council
1.	Dutsepe Ayenajeyi Youth Association	Abuja Municipal
2.	Garki Youth Association	" "
3.	Karmo Farmer's Association	" "
4.	Maitama Development Association	" "
5.	Gwagwa Farmer's Group Union	" "
6.	Jiwa Farmer's Association	" "
7.	Galamawa Akpejeshi Development Assoc.	" "
8.	Alaita Youth Association	" "
9.	Pyakasa Akwabwagaje Dev. Association	" "
10.	Lugbe Atnadu Development Association	" "
11.	Gosa Farmer's Union	" "
12.	Ketti Farmer's Association	" "
13.	Kabusa Development Union	" "
14.	Burum Farmer's Association	" "
15.	Iddo Farmer(s Group Association	" "
16.	Toge Farmer's Society	" "
17.	Gbawa Farmer's Association	" "
18.	Bampuna Farmer's Association	" "
19.	Dushekuchi Development Association	" "
20.	Tasha Youth Association	" "
21.	Gwako Farmer's Society	" "
22.	Kukwaba Dev. Association	" "
23.	Kagini Farmer's Association	" "
24.	Gwarinpa Farmers' Club	" "
25.	Gwagwalada Youth Association	Gwagwalada

	Name of the Association	Area Council
26.	Zumunta Youth Club	Gwagwalada
27.	Bassa Youth Club	"
28.	Ganagana Dev. Association	"
29.	Gwagwalada Farmers' Club	"
30.	Dobi Farmers' Association	"
31.	Zuba Development Association	"
32.	Tungan Maje Youth Association	"
33.	Yangoji Farmers' Society	"
34.	Awawa Youth Club	"
35.	Bukpe Dev. Association	"
36.	Paiko Farmers' Association	"
37.	Pai Youth Association	"
38.	Gomani Development Union	"
39.	Shada Farmers' Club	"
40.	Piri Farmers' Union	"
41.	Ashara Zumunta Club	"
42.	Kwali Development Association	Development Area Kwali
43.	Kwali Youth Development Union	"
44.	Kwali Community Farmers' Assoc.	"
45.	Dangara Community Dev. Association	"
46.	Dangara Community Farmers' Assoc.	"
47.	Dafa Community Development Assoc.	"
48.	Dafa Nigerian Union of Raod Tansport Workers	"
49.	Yebu Progressive Union	"
50.	Leda Community Development Assoc.	"
51.	Yewuti Community Dev. Union	"
52.	Bwari National Union of Road Transport Workers	Bwari

	Name of the Association	Development Area
53.	Bwari Farmers' Association	Bwari
54.	Bwari Rocket Football Club	"
55.	Ushafa Community Dev. Association	"
56.	Kau Farmers' Association	"
57.	Byazhim Farmers' Association	"
58.	Kucibwiyi Farmers' Club	"
59.	Piko Farmers' Club	"
60.	Igu Farmers' Association	"
61.	Tokulo Farmers' Association	"
62.	Panunuke Development Union	"
63.	Kaima Youth Club	"
64.	Gugugu Community Dev. Union	Karshi
65.	Kurudu Kungiyar Noma	"
66.	Uza Youth Club	"
67.	Karshi Gbagyi Association	"
68.	Nyanya Community Dev. Union	"
69.	Nyanya Yammata Danaing Club	"
70.	Nyanya Market Traders' Association	"
71.	Karu Students' Association	"
72.	Karu Community Dev. Association	"
73.	Karshi Market Traders Association	"
74.	Zumunta Club Karu	"
75.	Karshi Football Club	"
76.	Karshi Progressive Union	"

APPENDIX B

LIST OF VILLAGES AND PHASES FOR RESETTLEMENT IN THE STUDY AREA

Resettlement Phase I Villages

S/No.	Village Name	Location	Dev. Area
001	Maitama Tsoho	Phase I	Bwari
002	Katampe II	"	"
003	Dakpara	"	"
004	Wuse	"	"
005	Maitama Sabo	"	"
006	Dabuna I	"	"
007	Ligivi	"	"
008	Dabuna II	"	"
009	Tasha	"	"
010	Unguwar NaiWuse	"	"
011	Aso	"	"
012	Garin Sabo	"	"
013	Asokoro	"	"
014	Kwarkwafa	"	"
015	Garki	"	Abuja Municipalit
016	Dutsen Garki I	"	"
017	Dutsen Garki II	"	"
018	Wushapa	Phase I Buffer	Bwari
019	Mpape I	"	"
020	Naipa	"	"
021	Mpape II	"	"
022	Gurushe	"	"
023	Katampe I & II	"	"

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

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

S/No.	Village Name	Location	Dev. Area
078	Toge	Waste Disposal Area	Abuja Municipality
079	Dangma	"	"
080	Wupa I	"	"
081	Wupa II	"	"
082	Shioma	"	"
083	Ruga-Toge	"	"
084	Kuturudu-Toge	"	"
085	Kujgu-Toge	"	"
086	Gridan Kaura	"	"
087	Gridan Kaura Auta	"	"
088	Gosan Kuyauri	"	"
089	Ushafa	Usman Dam	Bwari
090	Jikoko	Phase I Buffer	"
091	Kutako	Phase I	"
092	Mabushipe	"	"
093	Durumi Sabo	"	Abuja Municipality
094	Durumi Tsoho	"	"
095	Appo	"	"
096	Maje Julu	"	Bwari
097	Basango	"	"
098	Kubwa	"	"
099	Byazhin	"	"
100	Pai	"	"
101	Kabin Madaki	"	"
102	Kokunuba	"	"

Resettlement Phase II Villages

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

Resettlement Phase III Village

S/No.	Village Name	Location	Dev. Area
01	Galadima	Phase III	Bwari
02	Kado I	"	"
03	Gwarinpa	"	"
04	Kadobunkoro	"	"
05	Gwari Pa	"	"

S/No.	Village Name	Location	Dev. Area
06	Kado II	Phase III	Bwari
07	Gidan Galadima	"	"
08	Gidan Nbera	"	"
09	Dape	"	Abuja Municipality
10	Karmo Tsoho	"	"
11	Karumo	"	"
12	Gurukpna	"	"
13	Paipe	"	"
14	Zhidu	"	"
15	Dnako	"	"
16	Kuaigoro	"	"
17	Galadima	"	"
18	Pyakasa	"	"
19	Gbuduyi	"	"
20	Tashepape	"	"
21	Pyakasa Pmabi	"	"
22	Anguwar Iafia	"	"
23	Kabusa	"	"
24	Salaji	"	"
25	Sherefi I	"	"
26	Sherefi II	"	"
27	Kutunbo	"	"
28	Waru Pozema	"	"
29	Gogo	"	"
30	Guiye	"	"
31	Pigba Tsoho	"	"
32	Sabon Pigba	"	"

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

Resettlement Phase IV Villages

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

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

Resettlement Phase V Villages

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

Resettlement VI Villages

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

S/No.	Village Name	Location	Dev. Area
03	Gidan Audu	Phase VI	Abuja Municipality
04	Cheta	"	"
05	Parfun I	"	"
06	Parfun II	"	"
07	Yelwa I	"	"
08	Yelwa II	"	"
09	Zango	"	"
10	Mamusa	"	"
11	Jugbedo	Phase VI Buffer	"
12	Dagyiya	"	"
13	Rije	"	"
14	Kubmana	"	"
15	Dapara	"	"
16	Gaubi	"	"
17	Gafere	"	"
18	Chakabu	"	"
19	Pagni	"	"
20	Gaube	"	"
21	Dobi	"	"
22	Zango Kara	"	"

Source: Atkinson P. (1982) Caring for People, Resettlement, Abuja Capital City Territory.

APPENDIX C

COMMUNITY DEVELOPMENT PROJECTS IN ABUJA MUNICIPAL AREA COUNCIL

	Name and Description of Projects	Location of Projects	Total Value (₦)	Community Contribution	Area Council Contribution	MFCT Contribution
1.	Dispensary	Waru	₦20,000	₦10,000	₦6,000	₦4,000
2.	Public Toilet	Gwako	2,000	10,000	6,000	500
3.	Dispensary	T/Dallatu	20,000	1,000	500	4,000
4.	Town Hall	Tyakasa	20,000	10,000	6,000	4,000
5.	Dispensary	Aleyika	20,000	10,000	6,000	4,000
6.	Public Toilet	Chika	2,500	1,500	6,000	500
7.	Well Sinking	"	2,500	1,500	500	500
8.	Classrooms(3)	Piwoyi	20,000	10,000	500	4,000
9.	Incinerator	Gwagwa	2,000	1,000	6,000	500
10.	Dispensary	Iddo Sarki	20,000	10,000	500	4,000
11.	Dispensary	Galadima	20,000	10,000	6,000	4,000
12.	Incinerator	Karmo	2,000	1,000	6,000	500
13.	Primary School	Kuchigoro	20,000	10,000	500	4,000
14.	Primary School	Takushara	20,000	10,000	6,000	4,000
15.	Road Maintenance	T/Gwari	6,000	3,000	6,000	1,000
16.	Well Sinking	Chukuku	2,500	1,500	2,000	500
17.	Road Construction	Kurunduma	20,000	10,000	500	4,000
18.	Road Rehabilitation	Waru	25,000	8,000	6,000	3,000
19.	Dispensary	Griri	20,000	10,000	4,000	6,000
20.	Road Rehabilitation	Jikoko	25,000	15,000	6,000	5,000
21.	Well Sinking	Old Maitama	2,500	1,500	5,000	500
22.	Dispensary	T/Madaki	20,000	10,000	500	400
23.	Well Sinking	Kabusa	2,500	1,500	500	500
24.	Road Rehabilitation	Ketti	6,000	3,000	2,000	1,000
		Total	320,500	59,500	123,000	96,400

APPENDIX D

COMMUNITY DEVELOPMENT PROJECTS IN BWARI DEVELOPMENT AREA

	Description of Projects	Location of Projects	Total Value (₦)	Community Contribution	Area Council Contribution	MFCT Contribution
1.	Dispensary	Dutse	₦50,000	₦25,000	₦15,000	₦10,000
2.	Bridge Construction	Yaupe	30,000	15,000	9,000	6,000
3.	Community Hall	Sagwari	45,000	22,500	14,000	8,500
4.	Clinic	Galuwyi	60,000	30,000	18,000	12,000
5.	Dispensary	Piko	64,000	32,000	18,000	14,000
6.	Bridge	Kaima	65,000	32,500	18,000	14,500
7.	Community Hall	Igu	50,000	25,000	15,000	10,000
8.	Well Sinking	Panda	7,000	3,000	25,000	1,500
9.	Dispensary	Tokulo	68,000	34,000	20,000	14,000
10.	Earth Dam	Panuke	12,000	6,000	4,000	2,000
11.	Bridge	Tokulo	60,000	30,000	17,000	13,000
12.	Classroom(1)	Duke	60,000	30,000	17,000	13,000
13.	Dispensary	"	70,000	35,000	20,000	15,000
14.	9km Road Construction	"	10,000	5,000	3,000	2,000
15.	10km Road Construction	Kawu	12,000	6,000	3,000	3,000
16.	Bridge construction	S/Kawu	35,000	17,000	10,000	7,500
17.	Dispensary	K/Daudu	70,000	35,000	20,000	15,000
18.	6km Road construction	Ringi	10,000	5,000	3,000	2,000
19.	Dispensary	Babau Rafi	70,000	35,000	20,000	15,000
20.	Community Hall	Bwari	48,000	24,000	14,000	10,000
21.	Rest House	Bwari	40,000	20,000	12,000	8,000
22.	Dispensary	Kuduru	51,000	27,000	16,000	11,900
23.	Dam Construction	Barangori	14,000	7,000	4,000	3,000
24.	Reactivation of Women Career Centre	Bwari	30,000	15,000	10,000	5,000
		Total	1034,000	517,000	325,000	192,000

APPENDIX E

COMMUNITY DEVELOPMENT PROJECTS IN KARSHI DEVELOPMENT AREA

	Description of Projects	Location of Projects	Total Value (₦)	Community Contribution	Area Council Contribution	NFCT Contribution
1.	Well Sinking	Gugugu	₦2,500	₦1,500	500	500
2.	Dispensary	"	20,000	10,000	6,000	4,000
3.	Staff Quarter	"	5,000	3,000	1,000	1,000
4.	Well Sinking	G/Ajiya	2,500	1,500	500	500
5.	Toilet	"	2,000	1,000	500	500
6.	Well Sinking	Orozo	2,500	1,500	500	500
7.	Well Sinking	Asata	2,500	1,500	500	500
8.	One Culvert	Badna	2,000	1,000	500	500
9.	Water Pond	Zhikoyi	1,500	800	350	350
10.	Toilet	Karshi	2,000	1,000	500	500
11.	Postal Agency	"	10,000	5,000	3,000	2,000
12.	Dispensary	Kurudu	5,000	3,000	1,000	1,000
13.	Toilet	Kunape	2,000	1,000	500	500
14.	6km Road Construction	Chiroubisa	800	400	250	150
15.	Staff Quarters	"	5,000	3,000	1,000	1,000
16.	Pit latrine	Kusaki	2,000	1,000	500	500
17.	Toilet	Nadala	2,000	1,000	500	500
18.	Well Sinking	Gbagape	2,500	1,500	500	500
19.	Well Sinking	Wowo	2,500	1,500	500	500
20.	Classroom	Gumada	4,000	2,000	1,000	1,000
21.	Well Sinking	Leka	2,500	1,500	500	500
22.	Primary School	"	800	4,000	2,000	2,000
23.	One Classroom	Tunga	8,000	4,000	2,000	2,000
24.	Well Sinking	Kapati	2,500	1,500	500	500
25.	Well Sinking	G/Mangoro	2,500	1,500	500	500
26.	Two Classrooms	Kwoi	16,000	8,000	4,500	3,500
		Total	125,000	66,300	29,600	25,500

APPENDIX F

COMMUNITY DEVELOPMENT PROJECTS IN GWAGWALADA AREA COUNCIL

	Description of Projects	Location of Projects	Total Value (₦)	Community Contribution	Area Council Contribution	MFCT Contribution
1.	Well Sinking	Anagada	10,000	5,000	3,000	2,000
2.	Dispensary	"	30,000	15,000	10,000	5,000
3.	Dam construction	T/Haje	23,000	11,500	8,000	3,500
4.	Culvert	Zuba	10,000	5,000	3,000	2,000
5.	Bridge Construction	"	20,250	10,125	6,000	4,125
6.	Expansion of Chief Palace	"	30,000	15,000	10,000	5,000
7.	Dispensary	"	30,000	15,000	10,000	5,000
8.	Road Grading	S/Zumfi	16,000	8,000	4,000	4,350
9.	Dispensary	Ibwa	30,000	15,000	8,000	7,000
10.	24km Road Grading	Grufata	35,000	17,500	10,000	7,500
		Total	234,950	117,475	72,000	45,475

APPENDIX G

COMMUNITY DEVELOPMENT PROJECTS IN KWALI DEVELOPMENT AREA

	Description of Projects	Location of Projects	Total Value (₦)	Community Contribution (₦)	Dev. Area Contribution (₦)	MFCT Contribution (₦)
1.	Renovation of Village Head House	Kwali	70,000	35,000	20,000	25,000
2.	34km Road Construction	Dafa	50,000	25,000	15,000	15,000
3.	Refuse Dump	Kwali	120,000	60,000	35,000	25,000
4.	Dispensary	Kwaita	25,000	12,000	7,000	6,000
5.	Renovation of Quarters	Ieda	16,000	8,000	4,000	3,500
6.	Dispensaries Quarters	5 villages in Kwali Dev. Area	125,000	60,000	30,000	35,000
7.	Town Hall	Yewati	25,000	10,000	7,000	8,000
8.	Bridge Construction	Yangoji	80,000	40,000	15,000	25,000
9.	Renovation of Town Hall	Ashara	10,000	4,000	5,000	3,000
10.	Village Library	Kwali	25,000	10,000	10,000	15,000
11.	Local Pottery Centre	Kwali	20,000	8,000	7,000	5,000
		Total	766,000	272,000	155,000	163.500

Source: Department of Local Government Administration, Community Development Section, MFCT, Abuja.

APPENDIX H

QUESTIONNAIRES

Instruction:

Please answer the questions below by ticking ( ) or filling in the correct answers that apply.

I. SETTLEMENT HISTORY AND DEMOGRAPHIC CHARACTERISTICS

1. Name of respondent:.....
2. Name of the village and distance from the Federal Capital City (FCC):.....
3. Local Government Area:.....
4. Age:.....
5. Sex: Male(____) Female (____)
6. Marital Status:.....
   (a) Married (___) (b) Single (___)
   (c) Divorced (___) (d) Widow (___)
   (e) Separated(___)
7. Total number of wives (___)
8. Total number of children (___)
9. Sex and number of the children: Male (___) Female(___)
10. Ethnic origin:.....
    (a) Gbagyi (___) (b) Gwandara (___)
    (c) Koro (___) (d) Others specify:.....
11. Are you from the FCT? Yes (___) No (___)
12. If yes, are you from this LGA? Yes (___) No (___)
13. If no, what is the name of your LGA:.....
    .....
14. If no, which state do you come from:_____
    _____

15. When did you migrate to the FCT?

Year:.....

Month:.....

16. Why did you migrate to FCT?

(a) For business (___) Name the type:.....

(b) To look for job (___)

(c) Employed by the FCDA (___)

(d) To farm (___)

(e) Others, specify:.....

II. SOCIO-ECONOMIC AND PHYSICAL CHARACTERISTICS

1. What are your main occupation before the creation of the FCT?

(a) Farming (___)

(b) Civil servant (___)

(c) Trader (___)

(d) Part time jobs (___) (artisans, craft mechoni etc).

2. What is your main occupation now?

(a) Farming (___)

(b) Trader (___)

(c) Business (___)

(d) Others, specify:.....

3. What is your part-time occupation now?

(a) Farming (___)

(b) Trading (___)

(c) Craft (___)

(d) Artisan (___)

(e) Mechanic (___)

4. If you have changed occupation state when:

   Year:..... Month:.....

5. Why did you change your occupation?

   (a) Due to creation of the FCT (___)

   (b) Availability of other more profitable occupations (___)

   (c) Others, specify:.....

6. What is your educational backgraound?

   (a) Adult Education (___)

   (b) Koranic education (___)

   (c) Primary education (___)

   (d) Secondary education (___)

   (e) Teachers' College (___)

   (f) Technical School (___)

   (g) National Diploma (___)

   (h) NCE (___)

   (i) University (___)

   (j) Others, specify:.....

7. State the highest level of education you have attained:

   (a) Primary four (___)

   (b) First School Leaving Certificate (___)

   (c) GCE/Dec/Grade II, specify:.....

   (d) NCE/ND, specify:.....

   (e) University Degree (___)

   (f) Others, specify:.....

8. Where (state) did you attend school?.....

9. Would you have gone to school if FCT was not created? Yes (___) No (___)

10. If no, give possible reasons:

(a) To farm (___)

(b) To marry (___)

(c) To undertake business, specify:.....

11. How many members of your family are attending school?;.....

12. Specify the number of your children by the type of school they attend and their ages:

(a)	Primary School	(___)	No. Age	(___)
(b)	Secondary School	(___)	" "	(___)
(c)	Teachers' College	(___)	" "	(___)
(d)	ATC/COE	(___)	" "	(___)
(e)	Polytechnic	(___)	" "	(___)
(f)	University	(___)	" "	(___)

13. Do they pay school fees Yes (___) No (___)

14. When did they start paying school fees? Year:....

.....

15. What encouraged them to go to school?

(a) Creation of the FCT (___)

(b) Proximity of schools to have (___)

(c) Non-payment of fees (___)

(d) Influence of friends (___)

(e) Others, specify:.....

16. To what religion did you belong before and after the creation of the FCT?

	Before FCT	After FCT
(a) Christianity	(___)	(___)
(b) Islam	(___)	(___)
(c) Traditional	(___)	(___)

17. If there has been any change in religion, give reasons;

(a) Influence of strangers (___)

(b) Personal decision (___)

(c) Others, specify:.....

18. When did the change occur? Year:.....

19. What was your average monthly income before and after the creation of the FCT?

	Before	After
(a) 0 - ₦100	(___)	(___)
(b) ₦100 - ₦200	(___)	(___)
(c) ₦200 - ₦300	(___)	(___)
(d) ₦300 - ₦400	(___)	(___)
(e) ₦400 - ₦500	(___)	(___)
(f) ₦500 - ₦600	(___)	(___)
(g) ₦600 - ₦700	(___)	(___)
(h) ₦700 - ₦800	(___)	(___)
(i) ₦800 - ₦900	(___)	(___)
(j) ₦900 - ₦1,000	(___)	(___)

20. Can you state the possible reason for the difference in income?

(a) Creation fo FCT (___)

(b) Increased demand of goods and services (___)

(c) Others, specify:.....

21. What was your major source of income before and after the creation of the FCT?

		Before	After
(a)	Faming	(___)	(___)
(b)	Truding	(___)	(___)
(c)	Business specify	(___)	(___)

22. What type of housing did you have before and after the creation of the FCT

		Before	After
(a)	Mud hut with thatched roof	(___)	(___)
(b)	Mud brick with thatched roof	(___)	(___)
(c)	Mud brick with corrugated iron sheet	(___)	(___)
(d)	Cement-plastered mud hut roofed with zinc	(___)	(___)
(e)	Confrete, roofed w with zinc	(___)	(___)
(f)	Others, specify:.....		

23. If there is a change in housing, state why:

(a) Creation of the FCT

(b) Increase in occupation

(c) Others, specify:.....

24. Which of the following physical amenities did you have before and after the creation of FCT?

		Before	After
(a)	Good road	(___)	(___)
(b)	Market	(___)	(___)
(c)	Storage facilities	(___)	(___)
(d)	Others, specify:.....		

25. Which of the following health facilities did you have before and after the creation of the FCT?

		Before	After
(a)	Health Post	(___)	(___)
(b)	Dispensary	(___)	(___)
(c)	Clinic	(___)	(___)
(d)	Health Centre	(___)	(___)
(e)	Hospital	(___)	(___)
(f)	Others, specify:.....		
(g)	None	(___)	(___)

26. Who provided the above facilities?

(a) Government (___)

(b) Self (___)

(c) Private organizations (___)

27. State which of the following educational facilities you had before and after the creation of FCT and distance of each from the FCC.

		Before	After	Distance
(a)	Primary School	(___)	(___)	(___)
(b)	Secondary School	(___)	(___)	(___)
(c)	Teachers' College	(___)	(___)	(___)
(d)	Technical School	(___)	(___)	(___)
(e)	Vocational Centre	(___)	(___)	(___)
(f)	Others, specify:.....			
(g)	None	(___)	(___)	(___)

28. State who provided the facilities:

(a) Government (___) (b) Self (___)

(c) Private organization (___)

29. Please state which of the following rural utilities you had before and after the creation of the FCT and their respective distances from the FCC:

	Before	After	Distance
(a) Electricity	(___)	(___)	(___)
(b) Bore hole	(___)	(___)	(___)
(c) Well	(___)	(___)	(___)
(d) Hospital	(___)	(___)	(___)
(e) Dispensary	(___)	(___)	(___)
(f) Clinic	(___)	(___)	(___)
(g) Agric-Service Centre	(___)	(___)	(___)
(h) Television viewing Centre	(___)	(___)	(___)
(i) Others, specify:.....			
(j) None	(___)	(___)	(___)

30. Who provided these utilities?

(a) Government (___)

(b) Self (___)

(c) Private organization (___)

31 Please indicate which of the following institutional facilities you have before and after the creation of FCT and their respective distances from the FCC.

	Before	After	Distance
(a) Cooperative Society	(___)	(___)	(___)
(b) Bank	(___)	(___)	(___)
(c) Demonstration farm	(___)	(___)	(___)
(d) Postal Agency	(___)	(___)	(___)
(e) Others, specify:.....			
(f) None	(___)	(___)	(___)

32. Who provided these facilities?

(a) Government (___)

(b) Self (___)

(c) Others, specify:.....

III. LAND HOLDING AND LAND USE INTENSITY

1. Do you have any holdings of agricultural land?

Yes (___) No (___)

2. Where were the farm plots:.....

3. How many acres of land did you cultivate before and after the creation of the FCT?

Before (___) After (___)

4. Please give reasons, if you have increased the acreage cultivation:

(a) Increased damdn (___)

(b) Availability of inputs, specify:.....

(c) Increased family size (___)

(d) Others, specify:.....

5. Please state the major food and cash crops grown before and after the creation of the FCT?

	Before	After
(a) Guinea Corn	(___)	(___)
(b) Maize	(___)	(___)
(c) Yam	(___)	(___)
(d) Beans	(___)	(___)
(e) Plantain	(___)	(___)
(f) Soyabeans	(___)	(___)
(g) Vegetables, specify	(___)	(___)

(h) Others, specify:.....

		Before	After
(i)	None	(___)	(___)

6. Do you grow more varieties of crops now than before? Yes (___) No (___)

7. Which of the following inputs were used on your farm before and after the creation of the FCT?

		Before	After
(a)	Fertilizer	(___)	(___)
(b)	Hybrid variety seed	(___)	(___)
(c)	Insecticides	(___)	(___)
(d)	Pesticides	(___)	(___)
(e)	Tractors	(___)	(___)
(f)	Others, specify:.....	(___)	(___)
(g)	None	(___)	(___)

8. Please state the market outlines for the crops grown before and after the creation of FCT and their respective distances.

	Crops	Market	Before	After	Distance
(a)	Guinea Corn		(___)	(___)	(___)
(b)	Maize		(___)	(___)	(___)
(c)	Yam		(___)	(___)	(___)
(d)	Beans		(___)	(___)	(___)
(e)	Plantain		(___)	(___)	(___)
(f)	Soyabeans		(___)	(___)	(___)
(g)	Vegetables		(___)	(___)	(___)
(h)	Others, specify:.....		(___)	(___)	(___)
(i)	None		(___)	(___)	(___)

IV. GENERAL

1. Where you aware of the creation of the FCT?

   Yes (___) No (___)

2. How did you get to know about its creation?

   (a) Radio (___)

   (b) Television (___)

   (c) Government Officials (___)

   (d) Community leaders (___)

   (e) Others, specify:.....

3. Have you felt the impact of the government since the creation of the FCT? Yes (___) No (___)

4. How would you rank your satisfaction with the new changes brought about since the creation of the V FCT?

   (a) Very satisfied (___)

   (b) Satisfied (___)

   (c) Disatisfied (___)

   (d) Very dissatisfied (___)

5. How would you rank the improvement on your welfare since the creation of the FCT?

   (a) Highly improved (___)

   (b) Improved (___)

   (c) Not improved (___)

   (d) Worse than before (___)

FORM B

OPINION OF SOME GOVERNMENT OFFICIALS

1. Name:.....

2. LGA:.....

3. Rank:.....

4. Department:.....

5. How long have you been here as a civil servant?

..... years.

6. From your experience, can you ascertain whether the Government has made impact in the rural areas of this LGA since the creation of the FCT?.

Yes(___) No (___)

7. If no, state possible reasons:.....

.....

8. If yes, state which of the following amenities have been provided in the rural areas of this LGA.

(a) Accessible roads (___)

(b) Portable water (___)

(c) Dispensary (___)

(d) Primary School (___)

(e) Secondary School (___)

(f) Teachers' College (___)

(g) Electricity (___)

(h) Others, specify:.....

9. How would you rank the welfare of the inhabitants of this LGA since the creation of the FCT?

(a) Highly improved (___)

(b) Improved (___)

(c) Not improved (___)

(d) Worse than before (___)

10. What are some of the administrative problems faced by the local Governments? _____

.....

.....

.....