ASSESSMENT OF THE INTEGRATION SCHEME IN ABUJA: A CASE STUDY OF GARKI

By

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DECLARATION

I hereby declare that this thesis has been composed by myself and it is the outcome of my research work. It has not been accepted in any previous application or a higher degree. All information is appropriately acknowledged by means of bibliography and references.

BALOGUN, Bakare Dare ----------

Signature and Date

CERTIFICATION

This thesis titled "Assessment of the Integration Scheme in Abuja: A Case Study of Garki" is an original work undertaken by Balogun, B. Dare. It has been prepared according to the regulations governing the award of the Master of Science Degree (Urban and Regional Planning) of the Ahmadu Bello University, Zaria and is approved for its contribution to knowledge.

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DEDICATION

This work is dedicated to my dear wife, Mrs. Justina Balogun and my children, Dorcas and Deborah for their love and understanding.

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ABSTRACT

The thesis presents a review and assessment of integration - one the policies adopted for the resettlement of the populations affected by the new Federal Capital development project in Abuja, Nigeria. The other policies, tried before the introduction of integration are complete and partial resettlement with varying degrees of measures to evacuate the affected settlements to other locations within the Federal Capital Territory or outside. The policy of integrating some of the indigenous settlements into the fabric of new developments was conceived as an aftermath of the failure of the other policies especially due to high costs of compensation.

More than ten years since its adoption in a pioneer scheme at Garki, the study has revealed that although the implementation of integration has avoided some of the problems of other policies, it has created others with equally serious consequences both on the people and the development of the new city. The policy, aimed at containing the original settlements rather than expelling them, has brought the indigenous populations face to face with new developments that have threatened their traditional ways of life and means of sustenance.

Some of the consequences of integration as represented by the Garki project include the influx of migrants who through monetary enticements have dispossessed the people of land for housing. There is also shortage of land for farming. There are also effects on the way of life of the population itself - changes in employment and income, longer travel distances to farms, changes in the structure and form of the settlement etc. In addition, integration has not been implemented as initially conceived. Thus infrastructure and social facilities are not adequate, alternative spaces for housing are not appropriate and compensation, where applicable, too small. The study made recommendations on measures necessary to maintain and improve the use of the integration policy in Garki and other parts of Abuja.

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CHAPTER ONE

INTRODUCTION

The idea of planning and relocating capital cities is not a new phenomenon in the world. The establishment of Abuja for example is based on factors like avoidance of congestion, need for centrality and well-planned environment amongst other reasons. These were problems that characterized the former national capital of Nigeria, Lagos.

With the decision to establish a new capital, the Federal Government through Decree Number 6 of 1976 curved out the Federal Capital Territory (FCT) within three adjoining states. They are Niger, Plateau, and Kwara (now Kogi). The initial intention of the Federal Government was to evacuate the entire villages there and resettle them elsewhere within their former states of origin or any other places of their choice within the FCT.

Although the area from which the FCT was curved out was relatively sparsely populated, it contained several small settlements and ethnic groups. The area was not therefore entirely virgin, and there was as a result, a need to make provisions for the inhabitants.

At the early stage, the government started the evacuation of the inhabitants to their different states like Niger where we have new Wuse town and Plateau where we have new Karu. However, it was

discovered from the result of a comprehensive population survey of the entire territory that to compensate, evacuate and resettle all the original inhabitant outside the territory would consume a colossal sum of money. This may affect the full take off of the new capital. This factor prompted the Federal Military Government to change the resettlement policy substantially and limited it to only people who opted to be resettled in their former states of origin and those affected directly by the city developments as well as other priority areas. Since a change has occurred in the resettlement policy, the Resettlement Task Force of the F.C.D.A. in 1990 submitted three resettlement options as follows.

(a) **Comprehensive Resettlement** - Whereby the affected people are resettled on a new site within the capital territory with complete accommodation and provision of infrastructure facilities, i.e. water, electricity, clinics, schools etc. It amounts to the establishment of new settlement areas. Examples of those settlements are Kubwa.

(b) **Partial Resettlement** - Whereby the Federal Capital Development Authority (FCDA) pays all the affected people for their buildings and other landed assets and allows the people to directly construct their houses and provides other facilities. The FCDA would only provide skeletal infrastructure like roads,

buildings, water and electricity. This policy is employed in Apo, Gudu and Gosa.

(c) **Integration** - Whereby the FCDA allows the village to stay and only the people affected by the construction of new infrastructure works will have to be compensated and resettled within the village. All others are given plots elsewhere for future expansion. This is the option adopted for Garki Village and the most favored in the policies of the FCDA at present for the people affected by the Federal Capital project. It is the subject of investigation in this study.

The study is an attempt to review the implementation of the integration policy with particular reference to Garki in view of the present problems that affect it.

1.1 STATEMENT OF THE RESEARCH PROBLEM

The integration policy is an attempt to allow the settlements exist and expand in the context of the new planned developments of the city. The element of integration is to be achieved through the provision of the infrastructure and services and linking the settlement to the new-up-coming developments, in the city. The policy seeks to avoid resettling the indigenous populations in new areas, which other policies entail, and the need to pay large compensation. It also seeks to reduce the disruption in the way of life of the people as a result of the establishment of the new city.

However, the implementation of the policy reveals that there are a number of problems that have to be faced if it is to be successful. At present, the situation in Garki shows that the policy has failed to achieve its main objectives despite the potential advantages over other policies. The study will address the question as to the nature of the problems being faced and why.

Existing research in the FCT has focused only on regrouping (Ejeh, 1981) and on the policies for resettlement in general (Momoh, 1998). With the acceptance of integration as the leading policy on indigenous populations and its apparent failure so far, in depth studies are needed to understand why it has failed. This study seeks to address the need to focus the integration policy by identifying problems using the Garki project as an example for greater understanding of the process the problems encountered and the way forward.

1.2 **AIM AND OBJECTIVES**

AIM

The aim of the study is to assess the implementation of the Garki village integration project in the context of the policies for resettlement in the Abuja FCT with a view to identifying problems and making suggestion for improvement.

OBJECTIVES

(1) Examine the resettlement policies of the FCT with a focus on the integration policy.

(2) Asses the implementation of integration and identify the problems.

(3) Make appropriate proposal on the use of the integration policy in Garki and the FCT in general.

1.3 METHODOLOGY

The study is based on an examination of the present situation in Garki in the context of the policy provision and the process of implementing it. It involves a review of the policy and the consequences of its implementation. The information used included the following:

DATA REQUIRED AND SOURCES

Information was sought during field investigations through observations, interview using questionnaire with the affected people and use of secondary sources. The following aspects of the investigation were covered.

(a) **Implementation of the Integration Policy and Existing Developments**

The information collected here relates to the changes brought about by the integration policy on the settlement.

(b) **Effect of the policy on the Population**

Data was collected on personal information and socio-economic characteristics of the population in the Garki integration project. This also included information on how the project has affected them socially economically and environmentally.

(c) **Preferences and Suggestions of affected people on the Integration Policy**

The questionnaire also enquired on the opinions, preferences and suggestions of the affected people. This provided a means to establish the problems they are facing and possible ways of resolving them.

SAMPLING DESIGN

The questionnaire was targeted at household heads among the indigenous population. The study area contains about 200 compounds out of which questionnaire was administered on 30%. The 30% gives 60 compounds. The 160 households in these compounds were interviewed, but only 140 questionnaires were returned. The 140 constitute 80% of the questionnaires administered. The compounds of the respondents were systematically selected at interval of three compounds each. The questionnaire addressed issues on the conception and implementation of the policy and its effects.

OTHER SOURCES

These included the following.

i) Documented information from FCDA on the policy of integration and its application in the Garki projects.

ii) Maps and plans from the FCDA on the project area.

iii) Literature on the implementation of the Abuja

Master Plan and on resettlement policies.

iv) Interview with the officials of FCDA

CHAPTER TWO

RESETTLEMENT SCHEMES: CONCEPT AND REVIEW OF THE EXPERIENCE IN NIGERIA.

This chapter attempts to discuss the concept of resettlement based on a brief review of the literature on the subject. It will also highlight the experience in Nigeria on resettlement schemes and the problems encountered.

2.1 CONCEPT OF RESETTLEMENT AND TYPES OF RESETTLEMENT SCHEMES

Bridges (1962) views resettlement as the transfer of a population from one area to another on a planned basis the object being to improve living standards. This seems to be the general idea held by many people with only slight variations in the details. Thus, Chambers (1969) took the view that resettlement can be regarded as a situation whereby a group of people are up-rooted from a familiar environment to an unfamiliar one. This view tends to emphasize on the social and psychological effect of resettlement exercises, rather than its motives, environmental issues or problems. Examples include the need to resettle people in response to the occurrence of natural disasters like fire, flood, earthquakes, and landslide etc.). It may also arise from the desire to change the settlement pattern to a more sedentary form. It also includes resettlement projects necessitated by development projects (river basin development, dam construction, agricultural development project etc.).

The underlying features in resettlement schemes include the following key elements.

- A specific development or disaster that creates the need to evacuate people from their usual place of residence.
- Deliberate and planned project to meet the desired objectives of evacuating and resettling the affected population in an alternative location.
- **The actual movement and resettling of the population to a new settlement or areas in line with the planned development or modification of their present settlements to suit new requirements.**

It should be noted however, that resettlement might not always include a complete relocation of the entire population to a new area. This will only apply when entire settlements are evacuated. In other situations, relocation may only affect individual residences of some of the people to alternative sites within or around the existing settlement. This is what may happen when a project seeks to fuse existing developments with new ones with minimal changes on the location of the settlement itself.

2.2 GENERAL DETERMINANTS OF SUCCESS IN RESETTLEMENT SCHEMES

Resettlement schemes maybe adjudged successful or otherwise depending on how well they address the objectives for which they have been set with least negative repercussion on the affected population. In many situations, while the scheme may have objectives that would be beneficial to the population, they are

often poorly implemented or may have certain unforeseen consequence that impact on he population negatively. These may be social or environmental. The emergence of negative results due to any of those reasons outlined is a major cause of concern for resettlement schemes. Though this affects mainly large-scale projects that involve the movement of people to new milieus it is also of concern even in cases where wholesome movement of entire settlements are not involved.

On a general basis, resettlement can be regarded as a planned social change that does not necessarily entail population movement in the sense of relocation to a new environment. Instances of this will include the sedentralization of nomadic populations and regrouping or villagization of farming populations previously scattered in homesteads. It also includes, as in the case of Garki, changes in the existing settlement with limited relocation of the population.

In any case, it can be seen that all resettlement schemes, involve planned and controlled transfer of populations from one area to another even if in a limited scale. This is the basic conception upheld in this study, with integration as one of the variants of resettlement, being the focus.

It should also be pointed out that resettlement in whatever form, is usually occasioned by a deliberate attempt to address a new situation – deliberately created or arising from unforeseen circumstances. This could be in terms of a response to some social, economic, political or environmental issue.

Although success or otherwise in resettlement schemes depend on particular objectives some general indicators can be identified especially as they apply to integration as follows.

(1) Provision of social-cultural and economic opportunities: For example those new settlement by the dams or lakes offers tremendous potentials such in terms of development economic activities such as agriculture based on irrigation, large scale or commercial fishing tourism based on new recreational potentials.

(2) Minimization of Disruptions in Social Life: Although it is unavoidable to disrupt the social system people are used to in the course of resettlement, this should be minimized. Many studies have shown how this can be decisive factor in the outcome of resettlements (Oyedipe, 1983). This has often been for lack of sufficient information on existing social systems. It is essential therefore, for the project organizers to

secure and utilize relevant information through preliminary investigations as to the socio-cultural and economic characteristics of the area to be covered by the scheme in sufficient detail. The outcome of such information would form the basis for a successful resettlement scheme, as it should reflect in whatever proposals are made. The absence of this has proved to be a major problem in the successful implementation of resettlement schemes

(3) Provision of Social services and Infrastructure: Planned resettlement schemes usually include a policy on provision of infrastructure in the resettlement area. Such infrastructure covers facilities utilities and services particularly road development, which is a very important stimulant for regional economic development. Provision and improvement of facilities utilities and services on the whole improve the general welfare of the people and this makes the scheme to be successful.

(4) Public Participation: Involvement of the affected people in the design and implementation of the projects is an essential aspect of its success. Many studies have shown how the lack of this has contributed in the failure of the projects (Dimas, 1979; Ndirpaya, 1990). As it has been shown, projects are frequently conceived without the affected people who are the main stakeholders being

involved in key decisions.

(5) Safeguarding of employment opportunities: Projects are often conceived without adequate provision for the compensation of lost economic opportunities for the people. This includes for example, adequate farmlands where a farming population is affected. Rocky area for resettlement may make such projects fail.

2.3 **REVIEW OF PAST RESETTLEMENT SCHEMES IN NIGERIA**

Resettlement Schemes have been undertaken in Nigeria since the colonial period. They have featured in different parts of the country and have been used in response to a variety of situations and for different objectives. We can categorize the schemes in terms of the following broad classes reflecting the main purposes for which have been designed:

(1) Resettlement Schemes due to Construction of Dams: The main purpose in these is to relocate settlements affected by the reservoir to be created. This usually includes several settlements in a vast region with large populations affected. Examples include hydroelectric power projects of Kainji and that of Shiroro Dam, which is still going on. There are several other projects on a smaller scale all

over the country.

(2) Resettlement schemes due to River Basin Development Projects: River Basin Development has been a major policy towards regional development in the country. Many of the projects under the policy have required the relocation of large numbers of settlements to new ones. Examples include those of Bakolori and Zobe in the Sokoto – Rima Basin.

(3) Resettlement schemes due Industrial Development Projects These schemes arise as a result of large-scale industrial development project that have major social and ecological consequences. The most outstanding is the Ajaokuta Iron and Steel project, initiated in 1982, which has necessitated the relocation of several settlements to allow for the mining of iron ore in the region.

(4) Resettlement schemes due Agricultural Development Projects: A number of Agricultural Development Schemes in different parts of the country have been designed on the bases of resettling people in new areas. This had usually been as a means to provide agricultural land and promote agricultural development in areas with low population densities and rich agricultural

development potential. Examples of such projects include the Mokwa project in Niger State initiated during the colonial period.

(5) Resettlement schemes due to Rural Development Projects: the pursuance of Rural Development programs has often requires resettlement of populations. Such resettlements have usually been as a means of providing social services and infrastructure to scattered rural communities. Some of these have involved whole ethnic groups. Examples include the Koma and Gwoza in Borno State (Balisobso, 1992). The projects have also been designed to provide model settlements as in the above cases and other places.

(6) Abuja, Federal Capital Development project: The decision to relocate Nigeria's Federal Capital to Abuja as discussed in this study is another case of resettling populations in response to the needs of a project. This is the subject of investigations regarding one of the strategies – integration that have been used.

We can summarize the above categories of resettlement schemes in Nigeria as follows (Table 2.1).

Table 2.1 Resettlement Schemes In Nigeria

Purpose Of Resettlement	Nature Of Resettlement	Objectives	Examples

Construction of Hydro Electric Dam	*Regroup and resettle isolated villages	*Evacuation of Settlement from reservoir.	Kainji Dam (1968)
River Basin Development	*Regrouping and resettlement of isolated villages. *Evacuation of the population from site	*Evacuation from reservoir. *Provision for irrigation farming.	Bakolori and Zobe Projects in the Sokoto-Rima River Basin
Industrial Development Projects	*Resettlement of the population away from the Industrial Site. *Regrouping and integration.	*Provision of new farmland *Provision of infrast.	Ajaokuta Steel Complex (1983 to present)
Rural Development	*Regrouping of existing rural settlements. *Establish model villages	*Regroup scattered settlements. *Rural infrastruct. *Rural Planning	Koma Gwoza (1952 on going) Tsuntsaye (1983)
Federal Capital Development Abuja	*Evacuation to original States. *Partial *Integration	*Evacuation from site *Provision of infrastructure. *Cash Compensation *Integration into city milieu	Various settlements in the FCT.

These examples constitute the main framework under which resettlement exercises have been conducted in Nigeria. Different experiences have been reported regarding their implementation.

Ugbede (1999) sited the case of Kainji resettlement program where about 192 original villages were regrouped into 121 new resettlement sites. Some of the villages affected were isolated villages and they agreed to amalgamate into larger ones under this policy compulsory village regrouping is practical where individual isolated villages are not large enough to stand on their own. Adequate farmland was considered while selecting the new sites. The settlers were given the freedom of building their dwelling the way they want them. They were also paid cash compensation by assessing and valuing of the houses, farmlands, crops and economic trees, belonging to those to be resettled. This was during the construction of the Dam.

Dimas (1979) examined the displacement of the people of Shiroro area in Niger State as a result of a major technical enterprise - the Shiroro hydroelectric dam project that is presently the third largest of its type in the country. The project affected about 42,000 people in 28 villages. These people were displaced from their original homes and made to forfeit their farmlands and immoveable landed properties in exchange for a new life in a new settlement. The result had been largely negative as they expressed dissatisfaction with the new settlements and manner the policy was implemented.

The Bakolori Resettlement Scheme had even more serious effects. It arose from the construction of the Bakolori Dam on river Sokoto that necessitated the resettlement of several villages in the Talata Mafara area. About 14,000 people affected and farmlands covering about 8,000 hectare were submerged by the reservoir. As part of the resettlement process, cash compensation policy was adopted because the Federal Government rejected the building compensation policy due of the enormous cost involved. Three sites were cleared for the resettlements - Gidan Dan Kano, Kuka Mai Rafiu and Jankarawa.

Building materials like Mud, Water, Zinc and Nails were provided as well as labor allowance of N1, 3000, N1, 400 and N1, 500 for 2, 3 and 4 bedroom houses respectively. Farmlands compensation was similarly cancelled, instead of which alternative lands for farming were provided for each resettled household near the new settlement. However, the villagers felt dissatisfied with the manner the exercise was handled. They accused the authority of high-handedness in its site selection, which though done in consultation with the settlers was later on rejected and settlers were given sites they did not participate in selecting. This led to mass desertion of the sites. They complained of plot sizes, which were very small with the result that those who previously had large houses with many rooms and granaries were

allocated plots on which they could only construct 3 or 4 bedrooms houses with no additional space for granaries and animals sheds.

The Bakolori re-settlers also complained of the building materials particularly mud which was not the right type, resulting in houses falling down as soon as the rain set in. Others complained of slow payment of the labor allowances, sales of building materials by employees of the authority instead of issuing such free, lack of public utilities like markets, dispensaries, roads, mosques and water supply in all the new settlements. In some cases genuine farm owners' names were omitted on the relocation list, while names of infiltrators who were previously unknown in the area appeared on the farmland allocation lists.

All these dissatisfactions persisted from the beginning of the exercise and culminated into the famous Bakolori Crisis in 1980. The Police was called in to disperse the re-settlers. There was a confrontation that ended in the loss of unspecified number of lives.

From the experience in most resettlement schemes in Nigeria, it can be seen that there have been numerous problems. As reviews of most of the projects indicate,

the major problems can be identified in terms of the following major areas:

- Finance: Large amounts of finance are usually involved in the payment of cash compensation or the construction of new dwellings for the affected people. This has frequently been a cause for delay and frustration, leading eventually to the failure of the projects.

- Social Acceptance: many resettlement projects have proved to be highly unacceptable in their conception and implementation by the affected people. This has in reaction to a variety of reasons including inappropriate housing designs, choice of resettlement location and lack of facilities in new sites. Lack of close consultation with the people in the design of the projects also contributes immensely to the low level of social acceptance that many projects have suffered.

- Technical Factors: Resettlement projects have often been designed without adequate preparation in terms of suitable sites and appropriate physical development schemes for them – especially the design of housing units where this option is used.

CHAPTER THREE

RESETTLEMENT POLICIES IN THE FCT, ABUJA

In this chapter, the Abuja Federal Capital project and the resettlement policies adopted for it are reviewed.

3.1 **THE FCT PROJECT**

With the decision of the Federal Government of Nigeria to relocate the capital city of the country from Lagos to Abuja, a major urban development project was initiated. A blueprint for the development of Abuja consisting of plans for the basic structure of the city itself (Federal Capital City – FCC) and its immediate region within the Federal Capital Territory (FCT) was drawn up. This is contained a physical development plan commissioned by the Federal Capital Development Authority (FCDA, 1982).

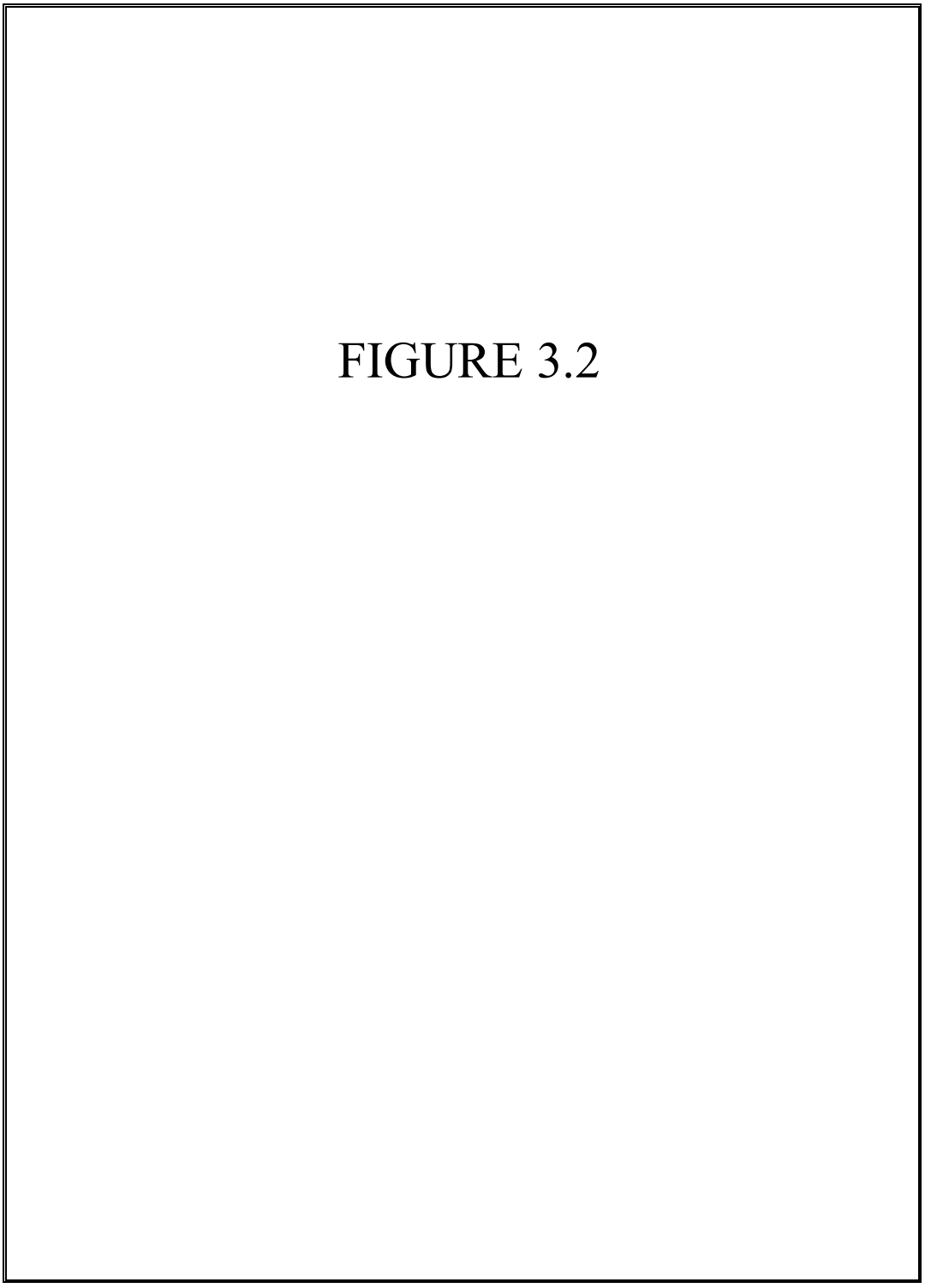
Situated roughly at the center of the country (Figure 3.1), the territory covers a vast area of about 7000 Km2. The main objective of the project was to develop a new capital city which maximum access to all parts of the country while avoiding the problems of congestion and disorderly developments that characterized the former capital city. The plan (Figure 3.2), which has since guided the development of the city has provided for the resettlement of all people within the area designated for the FCC.

Figure 3.1: Location of the Federal Capital, Abuja

FIGURE 3.1 LOCATION OF THE FEDERAL CAPITAL, ABUJA



Figure 3.2 Garki within the Context of the FCT



The need for resettlement arose because of the presence of several small settlements of the indigenous people, spread throughout the area. On the other hand, the underlying assumption of the project is that the city will be built on a neutral and essentially empty space. The concept of an area with sufficient land and suitable natural features (climate and topography) and neutral ethnically was a basic component of the Abuja project (FCDA, 1980; Olu Sule, 1987.)

As it turned out, the area, though qualifying on the natural attributes as expected, contained substantial numbers of settlements of indigenous populations of several ethnic affiliations. About 850 different settlements were estimated to be present, which the plan initially envisaged will be evacuated and resettled elsewhere within the FCT or outside in the neighboring states Olu Sule, (1987). Though most of these settlements were small, there were fairly large villages like Garki, which this study will focus on.

Resettlement in the Abuja Capital Territory is therefore part of a framework of the plan implementation required to achieve the dreams of Abuja Capital City Plan. It dates back to 1976 when a policy was taken regarding the inhabitants of the existing villages within the Abuja Capital Territory.

The resettlement unit of the FCDA was given the task of resettling the people so affected. The site of the capital city and seat of Government has been selected from the northeastern quadrant of the Abuja Capital Territory (FCT) and it occupies an area of about 250 square kilometers. The Garki village integration scheme falls within this area.

3.2 **REVIEW OF THE FCT RESETTLEMENT POLICIES**

The initial intention of the Federal Military Government was to evacuate all the inhabitants and resettle them in their former states of origin or any other place of their choice outside the FCT.

Due to the enormous amount of money envisaged in the complete resettlement of the entire existing population outside the territory and the planning implications of leaving vast habitable land inhabited, an option of either to be resettled within the Abuja Capital Territory or to be resettled outside was given to the inhabitants. Those who offered to stay behind and whose areas of habitation falls within areas of

physical development of the FCC were required to be resettled and compensation paid accordingly.

Since then, various resettlement options have been evaluated and tried by the FCDA. These included:

- Comprehensive resettlement: There are two categories – The first is Evacuation and resettlement of populations to their states of origin: As demonstrated by the cases of Sabo Wuse in Niger State and New Nyanya, New Karu and New Karshi in Nasarawa state. The second is comprehensive resettlement within the FCT as in the case of settlements situated within the site of the proposed FCC. These include the villages of Payi Kwabara in the Usafa, Maitama Sabo, Maitama Tshoho and Kukwaba in Kubwa resettlement scheme.

- Partial Resettlement within the FCC: As in the case of Apo, Gudu and Gosa all within the FCC.
- Integration within the FCC milieu: As represented by the pioneer project in Garki, which is the subject of this study.

The resettlement options considered and used by the FCDA and their present status are summarized in Table 3.2.

Table 3.1: Resettlement Policies of the FCDA

Resettlement Policy		**Settlements Affected**	**Status of Implementation**
(1) Comprehensive Resettlement	Complete evacuation and resettlement of populations to states of origin	* Sabo Wuse * New Nyanya * New Karu * New Karshi	Completed
	Comprehensive Resettlement Within the FCT	* Maitama Tsoho * Maitama Tsoho * Kukwaba * Payi * Kwabara	Completed
(2) Partial Resettlement		* Gudu * Apo * Gosa	Not completed
(3) Integration		* Garki	Not completed

The nature of these policies and the implications of their implementation are discussed below.

3.2.1 **COMPREHENSIVE RESETTLEMENT**

The policy was the first and only option considered in the plan for the Federal Capital. Under the assumption that the city will be built in a virgin land, the idea was to relocate and resettle all the population within the area of the FCC. Thus by 1985, when implementation of the policy was in full progress, a number of villages had been relocated accordingly.

The policy planned first, for some of the affected settlements to be resettled on alternative land within the FCT. The villages that were resettled in the new settlements of Kubwa, Usafa, Payi Kwabara, Jigo and Kukwaba were affected by this policy. The policy also included relocation to adjoining states depending on which state the settlements were originally from as a second component. This is what gave birth to the establishment of Sabo Wuse, New Nyanya, New Karu and New Karshi as completely new settlements outside the FCT but with populations originally from there.

The provisions of the policy option are:

- To ensure that the people affected were completely relocated from the Federal Capital City (FCC) with the least inconvenience and with minimal disruption of their normal way of life, occupation and local administrative systems.
- Provision of planned housing, farmland, employment area, community facilities, and basic infrastructure and facilities.
- Generation of sufficient employment opportunities.
- Participation of the inhabitants in the selection of the site.
- Payment of compensation for crops and economic

trees and for the cost of movement.

Evaluation Of The Policy

Relocation of villages during resettlement schemes is always considered as a right step to achieving social and economic development objectives in the affected area. It is often based on the principles of regional transformation in order to facilitate provision of amenities, infrastructure and general economic development of the people. In regrouping of villages, it is usually hoped that there will be rapid economic development and diffusion of agricultural innovation. In the case of Abuja the main objective is two fold - to evacuate the settlements so that the land may be available for the new capital and compensate the affected people by providing them with alternative sites and social services and facilities.

The basic concept of resettlement of populations in comprehensive resettlement is a good one, but problems always arise from the method by which the process is being handled. For example, if there is lack of coordination between various bodies and organization handling the project, as is always the case, failure is likely to be recorded.

As shown in a number of studies (Eyedipe 1973; Dimas, 1979), this resettlement policy usually involves the

merging of populations from different small settlements in one settlement. This has frequently been problematic as the people, who have been independent and separate before, suddenly find themselves in one abode. For example, this had been the situation in the case of regrouping the Kambari people (near Yauri) in Kainji Lake region (Dimas, 1979). The people deserted their new settlement because they were merged with neighbors who they could not get along with socially and culturally. All these examples depict problems of ill planning and lack of a thorough knowledge of various ethnic groups and cultures before merging them.

The second factor regarding the same option was on the provision of planned housing, infrastructure facilities and community facilities. This policy usually involves the provision of prototype housing units for the people with standardized and regular designs. The planned housing does not generally fit the tradition and needs of the different communities and therefore become rejected. Moreover, the people may not have the skill or financial resources to maintain the houses especially when modern facilities are provided. The design itself is not a simple one, which may allow for easy maintenance and improvements using the existing skills and experience of the resettled.

Thirdly, the policy does not take into cognizance of the need to provide sufficient farmland for the people in the new sites, or ensure relocation close to existing farmlands. This is despite the fact that most of the people are usually farmers. Securing new farmland in the new areas can be problematic as it can be a source of conflict with other communities. The plans for resettlement have only focused on residential accommodation. Thus while cash compensation was offered for loss of farmland and economic crops, no replacement was offered for the farmland. Where compensation was paid for the loss of crops and economic trees, the beneficiaries never use the money for the purpose.

Fourthly, the policy does not contain provision of ancillary structures like barns, animal sheds and community spaces as obtains in the original settlements. This has also been a cause for dissatisfaction.

In all the settlements affected by this policy under the FCDA, the situation as pointed out above applies in more or less degrees. Although only a few studies have emerged on the subject as it relates to Abuja, it is clear from the manner of implementing the schemes that this will equally be the case here too.

3.2.2 **PARTIAL RESETTLEMENT**

This policy represents a mid-way situation between comprehensive resettlement and integration. It involves a partial resettlement exercise whereby the FCDA pays all the household heads for their buildings and other assets and through direct labor, provide skeletal infrastructures like roads, water and electricity in a new site within the FCT. In 1996, the partial resettlement option was introduced whereby site layout was prepared and plots allocated to the affected villages. Villages like Apo, Gudu, and Gosa as listed earlier, were settled for the partial resettlement schemes under this policy. It is operated like a sites and services scheme whereby the affected people were paid compensation for buildings, crops and economic trees and provided alternative plots on a new site with basic services and infrastructure provided. They are then to construct their own houses using the compensation paid.

Evaluation Of The Policy

Although the policy tries to avoid the disadvantage of the comprehensive resettlement policy by having the people build their own houses, it encounters a number of other problems.

Firstly, little amount was paid as compensation for their structures. Many households have ended up not building any houses at all, or building much below the standards acceptable.

Secondly, farmland is not available in sufficient quantity to provide for the requirements of the people most of whom are farmers. This has meant a serious economic displacement for many.

Thirdly, the ancillary services and infrastructure that were supposed to go along with the implementation of the policy has lagged behind in most of the settlements. All the schemes are therefore yet to be completed largely on account of this factor.

Fourthly, as in the case of comprehensive resettlement, there has been no provision for replacement of ancillary community facilities and spaces, which the settlers usually cherish.

3.2.3 INTEGRATION POLICY

The main objective in this policy is to absorb the affected populations within the framework of the FCC. The method applied to achieve this is to provide basic infrastructure to the settlement and link it up with neighboring developments in a planned program. It is designed to operate like an urban renewal scheme with individual buildings and open spaces left largely intact except for the provision of access and other infrastructure.

This may involve the need to relocate some families whose property may need to be demolished to pave way for the services and infrastructure needed. In that case, the household heads affected by the construction of the proposed road network or infrastructure will be compensated and resettled within or near the village in a planned layout.

A major focus of the policy is to avoid the social dislocation attendant in complete relocation and the costs of compensation for the entire population. The policy indeed emerged in response to the problems of the earlier policies in this respect. Key provisions of the policy can be enlisted as follows:

- Payment of compensation and resettlement to families directly affected by road construction and other public facilities.
- Provision of public facilities and infrastructure

within the existing settlement.

- Provision of farmland within the FCT to all families and around the village for family expansion.
- Promotion of linkage (through roads, utilities and employment opportunities) with the FCT.

Characteristics of the resettlement policies used by the FCDA as reviewed above are summarized in Table 3.3 while evaluation of the integration policy and assessment of its implementation will be the subject of the next chapter.

Table 3.2: Summary of the Characteristics of the Resettlement Policies of the FCDA

Resettlement Policy	Objective	Key Provisions	Remarks
(1) Comprehensive Resettlement	Complete evacuation and resettlement of populations within FCT or to states of origin	*Complete relocation *Compensation for land/ buildings *Provision of standardized housing and facilities *Provision of farmland at new site	*Insufficient compensation *Inadequate farmland at new site *No replacement of ancillary community facilities at new site *Inadequate facilities at new site *Inappropriate housing designs
(2) Partial Resettlement	Complete evacuation and resettlement of populations within FCT or to states of origin	*Complete relocation *Compensation for land/ buildings *Provision of plots in new site for housing and facilities. **Provision of farmland at new site	*Insufficient compensation *No replacement of ancillary community facilities at new site *Infrastructure lagging behind * Inadequate farmland at new site *Use of compensation money for other purposes
(3) Integration	Absorb the affected populations within the framework of the FCC	*Provision of facilities and infrastructure in existing settlement *Compensation for property affected *Linkage with neighboring urban developments *Provision of farmland within the FCT	Discussion Following

CHAPTER FOUR

ASSESSMENT OF THE IMPLEMENTATION OF GARKI VILLAGE INTEGRATION SCHEME AND IDENTIFICATION OF PROBLEMS

In this chapter, the implementation of the Garki integration scheme is reviewed and analyzed. Findings on the field investigations and assessment of the situation and problems are presented.

4.1 **THE GARKI VILLAGE INTEGRATION PROJECT**

Garki village is located in Garki 11 District, Cadastral Zone A3 of the Federal Capital City. It is among the communities originally located within the phase one of the Federal Capital City Site prior to the creation of the FCT at Abuja. Others include Wuse, Maitama Sabo, Maitama Tsoho and Kukwaba. All of these, excluding Garki village were resettled in new sites either within FCT or outside the FCT in their original parent states (Figure 4.1).

Instead of resettling the Garki village community similar to her sister villages outside or within the FCT a pilot scheme was initiated in order to integrate and up-grade the village to the standard of modern city which Abuja is thus the scheme was propounded on the idea of intermarrying the old and the new elements of city development.

It should be pointed out that Garki, as originally constituted is no longer the same again. Located within the FCC Zone 2 district and within relatively short distance of the city center, it has attracted large numbers of immigrants. This has seriously distorted its initial image as a simple village,

transforming it to a major dynamic urban suburb with a substantial proportion of its population made up of immigrants.

The integration project as was conceived is to re-plan the location of the original rural inhabitants and allow them to up-grade their domiciles to the standard befitting a city of Abuja status. The project is based on a physical development plan as shown in Figure 4.2 that consists of a planned layout for the settlement and its immediate environs with the following features:

- Link by road network and other trunk infrastructure with Apo and other neighboring areas.
- Planned layout of plots around and within the settlement.
- Space for future expansion of the settlement.
- Space for community facilities.

FIGURE 4.1 Plan Of Garki Village

FIGURE 4.1

4.2 IMPLEMENTATION PROCESS FOR INTEGRATION PROJECT IN GARKI

Resettlement Task Force

The implementation process is hinged on the activities of a Resettlement Task Force created by the FCDA to implement those tasks identified above as a means of achieving the objectives of the integration policy. The resettlement Task Force was formed under the auspices of the Department of Lands Planning and Survey as the supervising Department. Therefore, with the creation of this unit, all responsibility for resettlement activities was vested there.

The unit is headed by a Deputy Director who reports to the Director of Land, Planning and Survey. The unit also contains personnel like planners, estate valuers, engineers and other administrative staff. The unit directly undertakes all those tasks to do with resettlement in the FCT.

Garki is meant to be test case for the integration policy of the FCDA. Although there is no comprehensive plan on the policy, different tasks were identified in realization of its objective of integrating the village physically and socially with the main fabric of the FCC. These include the following specific tasks.

- Resettlement
- Up Grading of housing and allocation of alternative plots.
- Provision of farmland
- **Provision of alternative plots and additional residential spaces.**
- Provision of infrastructure and community

facilities.

Starting from 1993, the immediate actions taken by the Task Force include the payment of compensation to families whose property were affected by the new developments, revocation of plots allocated to others in the vicinity of the village and selective demolition for road construction. The provision of infrastructure, especially roads, also commenced at this stage. However, as will be seen later, most of these tasks are yet to be completed. How far this has been achieved will now be discussed

4.3 STATUS OF THE IMPLEMENTATION PROCESS

The Garki integration project is an on-going project. Started in 1993, its implementation will be continuous until full integration is achieved as intended. The level of achievement so far will be examined with respect to the tasks the Resettlement Task Force has been engaged in as well as unintended consequences in the first instance, for specific assessments.

How far have those tasks outlined been achieved and what are the problems arising as a result of undertaking them? In this section, we are going to examine this question in the light of the apparent

fact that on the whole; the actions taken appear to be largely unsuccessful. To arrive at conclusions on the matter, the situation on the ground was examined and opinions of the technical and administrative staff directly involved with the implementation of the policies were sought. Information was also derived from the questionnaire regarding the opinions of the affected people themselves.

Using data from an opinion survey of the affected people as well as opinions of technical and administrative staff of the FCDA, the procedure employed is both quantitative and qualitative. It is based on an assessment of the status of the implementation of the project, the problems observed during the field survey and those reported in the opinion survey. Inferences drawn from were used to reveal the reasons behind the problems affecting the project presently.

4.3.1 Compensation

This affected the households evacuated due to construction of road network and other infrastructure within the village as well as all others whose farmland and economic trees were affected. In the case of those whose houses were affected, the families were to be compensated and be allocated alternative plots around the village. There were also to be provisions for spaces in the existing residential areas for family expansion in view of the

extended family structure that obtain among the people.

The provisions in the policy about the affected people given money to up-grade their buildings to certain standard have not been effective. Surveys conducted have shown that the amounts given were not enough for the purpose. The little money given to them for their demolished buildings ranged from about N20, 000 to N40,000 (some less, depending on the structure). Moreover, it appears that much of this money was diverted for other uses by the beneficiaries themselves after collecting them. This contributes in explaining the types of houses paraded in Garki Village up till now that give an ugly out-look to Abuja city. It gives any concerned person who considers Abuja as a modern city a sense of surprise because the village stands distinctively different in the midst of a modern planned environment.

Plates 1-6 show pictures of part of the area taken during the survey. What is evident there is that the financial position of the inhabitants is not such as to afford the cost of improvement to their dwellings to modern standards. This signifies that this aspect of the integration policy is far from being realized. It should be noted however, that with the influx of migrants and new buildings by them, the face of the village is gradually changing (Plates 1-6). This will likely have long term effects, which have not been contemplated officially.

The second component of the compensation schedule is for payment of compensation for crops/economic trees. This aspect only deals with people who have farm products and economic trees. They were all paid for their farmland located in Garki as well as in Gudu

and Apo districts where many of them had farms. These were the areas covered by constructions and the villagers had farms. However, the amount paid, based on official Government rates were very small compared to the market value what they get from the produce obtained. This has economic implications, which will be examined later.

4.3.2 Allocation of Alternative Plots

Alternative plots were allocated to families whose houses were affected by the demolition exercise to pave way for roads and other infrastructure. These are situated in the planned area around and within the settlement (Figure 4.2.) Although plots have been allocated to the affected people, they are of relatively small size if we consider the traditional space standards and the needs for expansion.

The land for family expansion was given to them in Apo district. This falls some few kilometers from their present location Garki. Most of the plots had been sold off due to the monetary inducement from immigrants whose settlement in the village has introduced a vibrant land market with high prices paid for land.

In addition to this, and in response to sudden rise in land values, the people also engaged in parceling and selling part of their property. More rooms have also been added, the net effect of which is to increase the building density in the area. In the survey, observations regarding the number of rooms

before and after the integration project revealed the trends as shown in Table 4.1.

Table 4.1: Number of Rooms Per Compound

Numbers Of Rooms In Compound	Pre-Integration No	%	Post Integration N0	%
1-5 Rooms	94	67	-	-
6-15 Rooms	42	30	62	44
16-20 Rooms	4	2.9	78	55.1
Sample Total	140	100	140	100

Source: Field Survey, 2002.

4.3.3 Prototype Housing Designs and Emerging Structures

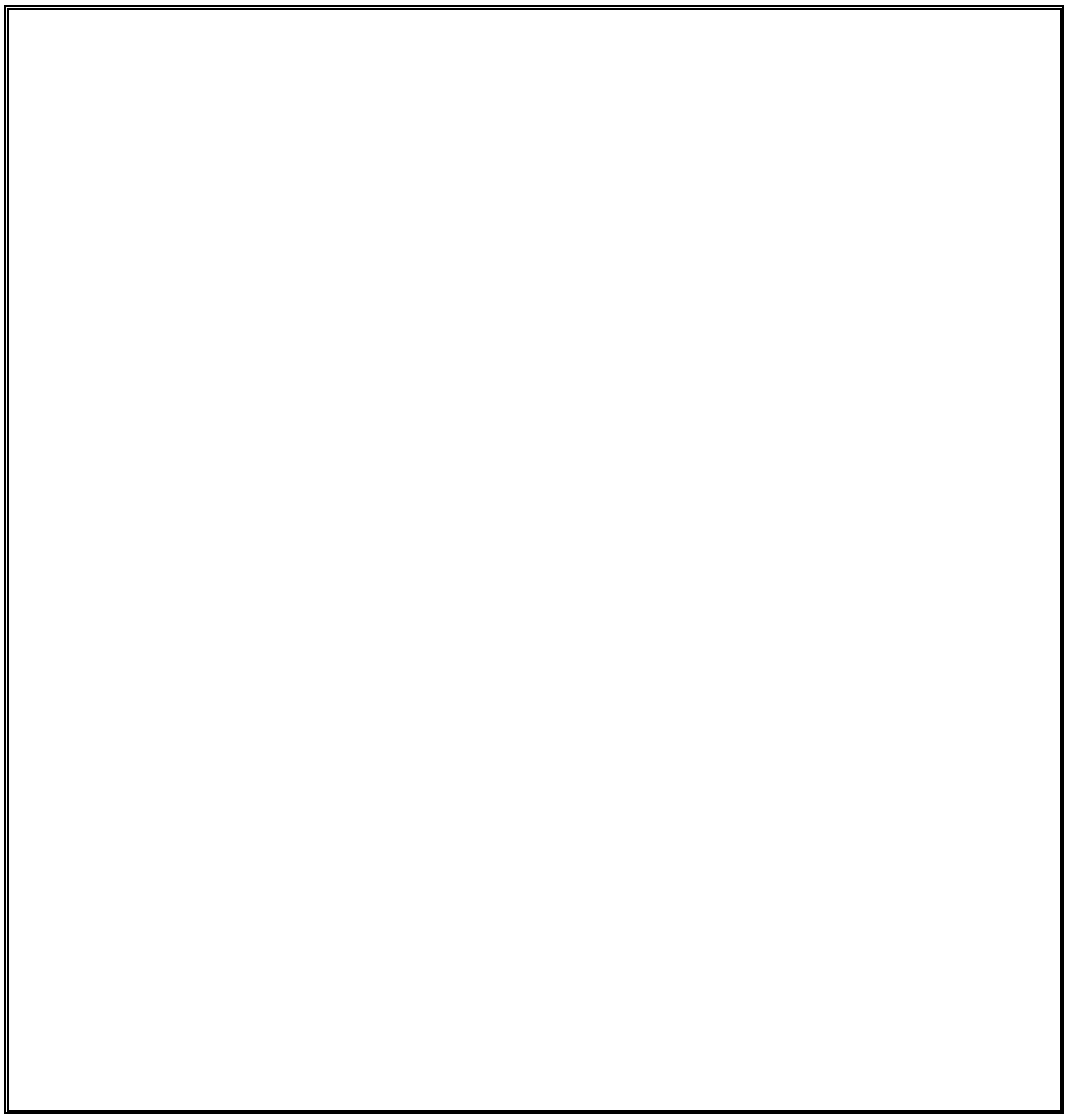
Related to the issue of alternative plots is the attempt by the FCDA to insist on the use of a prototype design for newly constructed houses of the inhabitants (Figure 4.3). The design is meant to provide a standardized module around which compounds may expand in the future. As it is observed on the ground, this has not been the case since the people have not adopted the design as expected. This is likely to be due to the alien nature of the design and

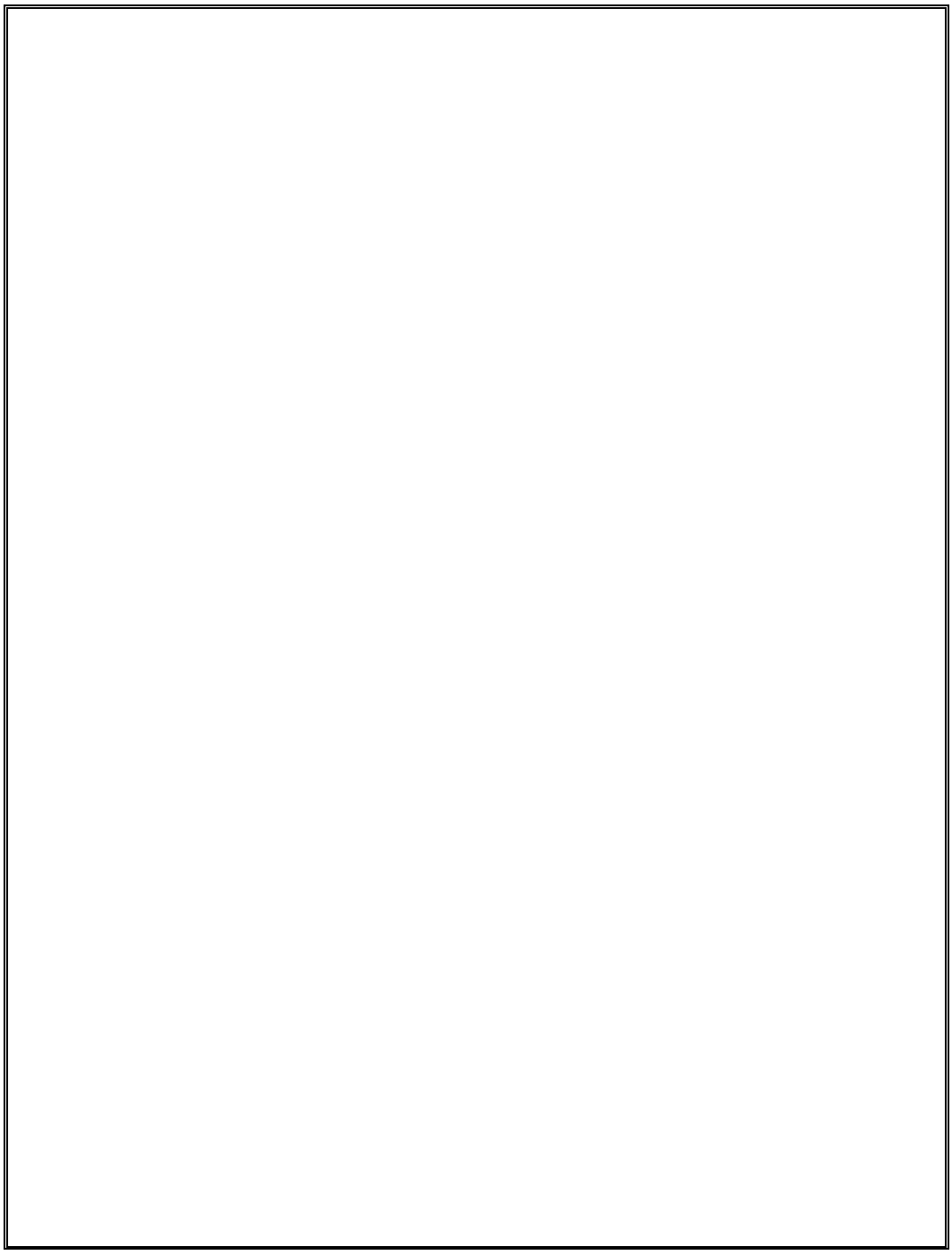
the requirement for modern building materials which most of the people cannot afford.

In addition, many developments in the village are not conforming to planning standard and development control guidelines. Despite several warnings and notices served, a lot of development is going on without planning considerations. The pictures on Plates 1-6 show the types of buildings and the general situation regarding the mixtures of modern and traditional buildings you can find within the village.

Figure 4.3: Proposed Prototype Housing Design for Garki

Figure 4.2





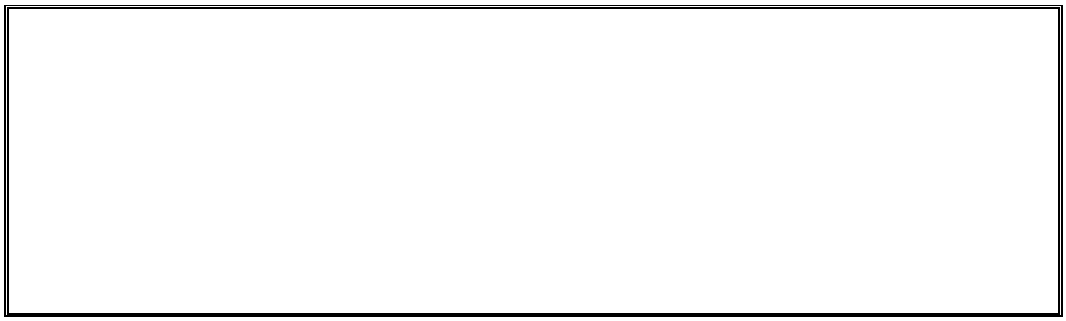


Plate II: Plate II: General View of New Developments in Garki

Plate III: Traditional Housing Developments in Garki



4.3.4 Provision of Farmland

One of the objectives of the project is to minimize sudden disruption of the way of life of the people. As most them were farmers, attempt was to be made to provide farmland near the settlement for them within the FCT

However, the policy failed to realize that traditional agricultural systems would not be feasible where more emphasis is placed on urban development in order to accommodate the teeming populations expected to come and work in the new Federal Capital Territory. More so, the policy merely states that farmland should be provided within the FCT. This means that the affected people can be given alternative farmland anywhere within the FCT irrespective of the location in relation to their residences. It therefore suffices to say that this policy does not consider the residential location of the inhabitants in relation to the location of their economic activity. Table 4.2 shows us the distance some of them have to travel before he or she can get farmland to cultivate.

This is a major negative effect of the integration policy. Out of the 40 respondents that engaged in farming, 62% have to travel far to get farmland (up to 73 Km).

Table 4.2 Farm Distances From Residence

Distance (Kilometers)	No Of Persons	%
1 Kilometer	5	12.5
2 Kilometer	10	25
Above 3 Kilometer	25	62.5
Total	40	100

Source: Field Survey, 2002.

Majority of these people indicated that their farm products are more profitable, probably because of the higher prices offered them for their products. But they could not get enough land to farm nearby due to smaller land obtaining now compared to the period before integration. The other groups engage in other activities like trading, construction works and other jobs. Their income has greatly increased due to these aspects of the economic changes.

4.3.5 Provision of Infrastructure and facilities

The provision of infrastructure and community services is central in the integration policy. The project aims to provide infrastructure and community facilities and services to a level that will make Garki integral in the overall development of the City. These include access roads, electricity, water supply, Health and Educational services.

On this aspect, the government has not done much. Infrastructure like roads, water, sewage even electricity is not well laid out. During survey, it was discovered that in those areas given as new resettlement sites, the roads were not tarred. Roads in the core of the village have also not been tarred. Although some parts of the area have electricity and limited water distribution, there is no coordination in the systems. There is also no centralized sewage system extended to the area.

The situation described above is even more serious in the village core where the plots are more haphazardly laid out and densities of buildings higher due to uncontrolled subdivision.

A similar situation obtains regarding the provision of social infrastructures. Although a major suburban settlement now, Garki lacks most the social infrastructure it should have attracted. Only a few of these are available. The types of facilities and infrastructure available in Garki are summarized in Table 4.3

Table 4.3: Types Of Facilities Available in Garki

Type of Facility	**Number / Quantity Provided**

1.	PIPE BORNE WATER	30% Coverage
2.	HEALTH CARE	1 Health Center
3.	ROADS	40% of network Completed
4.	POLICE STATION	1 Police Station
5.	SCHOOL	1 Public Primary School
6.	MARKET	1 Daily market

Source Field Survey 2002

During the survey of the area, the respondents respectively affirmed that some of these infrastructures were provided for their community but not completed. This is in line with the observations made.

Infrastructure facilities have a remarkable impact on the pattern and socio-economic life of the people. For example they play a crucial role in the maximization of the social welfare of the people. Therefore the lack of amenities such as pipe borne water, electricity, police station, schools and others facilities have not only retarded economic activities

in the area but also denied important direct consumption benefits for the villagers.

4.3.6 Other Effects of Integration

Apart from the direct activities of the Resettlement Task Force discussed above, the integration policy has had consequences on the lives of the people of Garki. Most of these are unintended, arising as a result of the settlement plays as a major receptor of new developments. More so, the problem of accommodation and land in the city has made people to rush for Garki land spaces or any available houses due to the cheaper rate. This led to the increase in illegal buildings as noted before and similar results. Some of these will now be discussed.

Occupational Structure

The proximity of Garki to the center of Abuja and the resulting influx of people all had profound effects on the occupational structure of the people. It has offered new opportunities while at the time constraining the traditional occupation of farming as the main employment.

The survey conducted has revealed that many people are now engaged in other activities especially petty trading and employment in the civil service. The existing pattern is shown in Table 4.3.

Table 4.3 Changes in Occupational Pattern

Occupation	Pre-Integration No Involved	%	Post Integration No Involved	%
TRADING	19	13.6	50	35.7
FARMING	105	75	40	28.6
CIVIL SERVANT	8	5.7	15	10.7
OTHERS	8	5.7	35	25
Total	140	100	140	100

Source: Field Survey, 2002

The survey reflects specifically the situation of change in occupation as it affects the indigenes. It reveals that before the integration, majority of the respondent were farmers. 75% indicate that they were farmers, but with integration period, the numbers has dropped to 40% as shown in table 4.3.

The reasons for this shift away from agriculture include the non-availability of sufficient farmland and lack of modern inputs. People who have come to settle in the FCT have used some of the reserved farmlands for the development of residential houses. The Government itself has acquired some for other developments. For example, the Apo legislator's quarters are situated in part of the farmland.

Therefore many of the farmers have to travel far before they get to the farm.

Income

It can be seen that the new development has enabled many people to engage in the sales of consumer goods as well as construction jobs both casual and permanent. These have led to changes in their socio life, which is also reflected in changes in income in income, from pre-integration period to post integration period. Table 4.4 shows the differences in income before integration and after integration as realized from the survey. The table shows increase in income but not to be compared with the standard that will up-grade them to Abuja status.

TABLE 4.4 Changes In Income

INCOME	**Pre-Integration No Of People**	**%**	**Post Integration No Of People**	**%**
BELOW N1,000	25	17.9	4	2.9
N1,000 N2,000	64	45.7	36	25.7
N2,000 N5,000	40	28.6	54	38.6
N5,000 Above.	11	7.9	46	32.9
Total	140	100	140	100

Source: Field Survey 2002

In table 4.4 above majority of the respondents indicated that their incomes have increased. They attributed the increase to the demand for their farm products as a result of the more threshold population, higher prices of goods and services and the fact that some now engage in white color jobs and construction industries. However, some complained that their incomes have reduced drastically. Their reasons for this include the non-availability of sufficient farmland.

The amount they received, as income is very small compared to what can up-grade them to the city status in Abuja.

Distortion of Planned Layout

With the planned layout for the integration scheme, the village still contains areas that are totally inaccessible. There are empty spaces in between individual local houses to serve as traditional compound spaces. This concept is now abused as these spaces are now filled with illegal developments thereby compounding the existing problem of inaccessibility. Due to this problem, the arrangement of houses is neither girded nor curvilinear but unplanned and haphazardly arranged. This can be seen on Figure 4.1 showing the village core and the areas of new plots, given to the affected household. The

area shaded Brown is the new allocated plots. But due to monetary inducement from external forces on the integrated people, most of them sold it out. The type of buildings on some of these plots and the people that live in them show that the villagers are giving in to the monetary inducements.

Disruption of Social Systems

Another unintended consequence of the integration policy is the resultant effect on the traditional social system and culture of the people. Massive migration, rapid increase in number and density of buildings and the very presence of a large proportion of people from cosmopolitan backgrounds have all taken a heavy toll on the simple traditional way of life of the people. The extended family institution ahs suffered since families have been separated through relocation. Indeed many of the people have expressed dissatisfaction with integration largely on account of this factor.

Similarly, a large number indicated that although they are aware of the project now, in view of its effects on their lives, they were not consulted before it commenced. A large number of respondents in the survey expressed the desire to move out of the area due to their dissatisfaction with the project. The findings from these questions are summarized in Table 4.5.

Table 4.5: Social Acceptance of Integration

Information About Policy				**Satisfaction with Policy**				**Desire to Move / Stay**			
Informed		Not Informed		Satisfied		Not Satisfied		Move		Stay	
No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
21	15	119	85	32	23	108	77	54	39	86	61

Source: Field Survey, 2002

It is evident from the above information that the integration policy suffers from similar problems other policies in Abuja and elsewhere suffer as reviewed in chapters two and three. Reflecting on those general indices identified in chapter two as benchmarks for deciding the success or otherwise of resettlement projects, the situation is equally vivid. The next chapter summaries these findings and arrive at inferences on their implication for the application of the integration policy in Abuja.

CHAPTER FIVE

Summary and Conclusions

5.1 SUMMARY OF FINDINGS

Review and assessment of the implementation of the Garki Integration project has shown that for ten years after its commencement, it is yet to effectively realize its prime objectives. The level of achievement by the Resettlement Task Force has highlighted this, which had been generally low. Thus Garki, far from being integrated within the Abuja milieu is more of a strange environment in the midst of new and modern developments. We can identify the transformations it is going through in terms of the following themes.

Physical Changes

Physically therefore, Garki represents a contradiction in terms of abuse of its traditional character brought about by large scale influx of immigrant populations and inadequate infrastructure and services that have denied it the character to be fully identified with the FCC.

Related to this is the fragmentation and sale of plots by the indigenes to immigrants, which has resulted into the emergence of small parcels and an unplanned land use.

Social and economic consequences

Equally significant are the unintended social and economic consequences that integration has brought to the affected people. This has been noted in terms of the changes in economic structure, incomes, employment opportunities, and loss of agricultural land.

Perhaps more significant in this respect is the effect integration is having on the demographic composition and subsequently on the traditional culture and way of life. In the face of massive migration and rapid growth, the indigenous population may soon be overwhelmed and endangered if present trends continue. That will be an irony on the fate of the indigenous population and the will certainly defeat the purpose of the exercise.

The above situation becomes more alarming when we consider the financial inducements that are making the indigenes to sell of their land – and therefore their future without any safeguards.

5.2: CONCLUSION AND RECOMMENDATIONS

CONCLUSION

Although it has the promise of having less in terms of the evils of all resettlement options, integration as done in Garki, which is a pioneer project in Abuja, leaves much to be desired. Instead of ameliorating the situation by availing more economical and less socially disruptive options, the policy has ended up sacrificing the very people it is designed to save.

It is evident that the policy needs to be reviewed in terms of its conception and application. In this respect it can be advanced that that integration is only meaningful within the socio-economic matrix of the FCT outside the FCC rather than within the FCC. This position is understandable when we consider the fact that the most significant factor in the failure of the policy in Garki is i s location within the FCC, which affords proximity to the city and therefore so much pressure.

It is argued here that the situation is not likely the same had the policy been applied in settlements located in other places within the FCT but outside the FCC. Since the Master Plan of the Capital forms an integral whole, such changes in the form of integration can easily be accommodated within the provisions of the plan considering the fact that these people to be integrated are mostly an agrarian society who shall be better off living in the hinterland.

They need to be close to where ample land is available with less temptation to sell it for alternative use. Otherwise since they cannot easily fit into the urban system, they will move out to seek for areas where land for farming is more accessible.

We can now conclude that integration can only be meaningful within the socio-economic matrix of the Federal Capital Territory as a whole rather than within the capital city. Future integration schemes should be adopted for relatively far-away places from the Abuja City in order to minimize extraneous influences on one hand and on the other to lessen the degree of financial enticement and pressures from the people who took the advantage by buying resettlement houses and plots because of its nearness and easy accessibility to the city.

RECOMMENDATIONS

In the light of the weaknesses identified in the design of the FCDA resettlement policies with particular reference to integration, inferences drawn from the analysis and the consequences of the failure of the integration program, it is therefore recommended that the following could be adopted for Garki as corrective measures and for subsequent resettlement in the FCT.

(1) Sites for relocation of settlements and integration in particular should be relatively far-away from the Federal Capital City in order to minimize extraneous influences on land to lessen the degree of financial enticement and pressure from the people who took the advantage by buying resettlement houses and plots because of the nearness and easy accessibility to the main city.

It is recommended specifically that in the future, the Area Councils of Kuje, Bwari and Gwagwalada be considered for such exercise. This is in view of the relative availability of space for the expansion of existing villages to be integrated (Figure 3.2).

The integration process itself should consider the lessons learnt from the experience in the project at Garki as discussed earlier. In particular, continued

availability of farmland in close proximity to the settlements as well as adequate provision of social facilities should be ensured.

Also important is the need to review the compensation rate where acquisition of properties for the purpose of providing social facilities becomes necessary. It is recommended that full economic values of all affected properties be applied for this purpose.

(2) The policy should include the regularization of titles to land through the immediate provision of C of O or title on the land they are staying. In the case of Garki Village, lack of formal regularization has encouraged the indigenes to sub-divide the land they stay in and alienate it through sales to immigrants. This led to the haphazard physical development of the area. The granting of C of O's will check these developments.

(3) As a corrective measure for Garki Village, a new plan, which shall eliminate the incidence of inaccessibility, sewage disposal problem and porous spaces in between compounds, which are subject to abuse, needs to be prepared and implemented immediately. In the plan, Infrastructure like roads, water and sewage should henceforth be provided to give room for proper development within Garki village.

(4) Another issue is the rate of compensation for asset, both tangible and non-tangible. The inflationary trend experienced in the country and the true worth of such assets should take into consideration to determine the rate of compensation of these items should be raised to a more substantial value.

(5) Another important element is the public participation. As the scheme is directly affecting the people, they should be carried along in both the decision-making and implementation. There should be coordination between the officers and the people through consultations. Ass reported earlier, a substantial number of people indicated that they had not been informed about the project prior to its implementation. This is bound to have contributed to its failure as had been the case in other resettlement exercise elsewhere.

(6) Finally, the study observed that farmland was provided for the integration. But the location is very far from the settlement. This has effect on their productivity. For the organization of the scheme, the technical officers and committee started well. However, the changing of officers that started it caused a lot of problems. The officers that came behind manhandled the integration site and discontinuity for the project started. In the next

scheme like this, the officers should be allowed to complete their work to advance stage before introducing another team of officers.

Finally, it can be concluded that integration still remains a potentially superior option to other policies. However, it cannot be applied indiscriminately. It has to also be applied with full provision for the necessary inputs as suggested in this study. In the case of Garki corrective measures need to be urgently taken to improve the present situation especially through the provision of adequate infrastructure and services, regularization of titles and enforcement of planning regulations according to the laid down physical development plan.

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APPENDIX: QUESTIONNAIRE

DEPARTMENT OF URBAN AND REGIONAL PLANNING
AHMADU BELLO UNIVERSITY, ZARIA

Questionnaire on Garki Integration – Households Affected by the Scheme

Dear Sir / Madam;

I am a graduate student of the Ahmadu Bello University undertaking research on the Garki Resettlement Scheme. Being among the indigenous people affected by the scheme, it will be appreciated if you could respond to the following questions. Your answers will be treated confidentially.

Thank you

_____For Official use_____

Compound No. ☐☐☐ Household No. ☐☐☐

_____

Please provide information in the blank spaces or tick boxes as appropriate.

A: PERSONAL INFORMATION

1. Age ☐☐ 2. Occupation ----------

3. Marital Status / No. of Wives ----------

4. No. of Children: Males -------- Females ----------

5. Tribe / Ethnic Group ----------

B: PUBLIC PARTICIPATION

6. Were you informed about the integration policy?

Yes ☐ No ☐

7. If yes, how fully were you involved from the beginning to present? ----------

8. Are you satisfied with the integration policy?

Yes☐ No ☐

9. IF No, What is the cause of the dissatisfaction? ----------

10. Will you prefer to be relocated to another site?

Yes☐ No ☐

11. What problems do you encounter in the scheme? ----------

12. Before the scheme, how many rooms did you have to accommodate your household? ----------

13. How many rooms do you have presently? ----------

14. Do you have farmland? Yes☐ No ☐

15. If yes, how far away is it from your house?------

1 kilometer ☐2 kilometers ☐More than 2 kilometers☐

16. Which of your farm sizes is bigger?

Former ☐ Present ☐ No difference ☐

17. How long have you stayed in this village before integration? ----------

18. If your village were to be regrouped with others, which others will you prefer? ----------

19. Which of the following sources pf power are you using? Electricity ☐ Kerosene ☐ Firewood

20. What types of crops do you cultivate? ----------

21. Do you rear animals? Yes☐ No ☐

22. If yes, state type --------- and Numbers---------

23. What traditional cultural activities do you have for leisure? ----------

24. Do you still perform them now? ----------

25. Are you satisfied with your plot size?

Thank you for your response.