

**THE PROBLEMS AND PROSPECTS OF
RESETTLEMENT SCHEME IN THE FEDERAL CAPITAL
CITY; A CASE STUDY OF KUBWA AND JIBI HOUSING
ESTATE**

BY

AKASSEH J. MATHIAS

PGD/GEO/2005/2006/326

**DEPARTMENT OF GEOGRAPHY,
FEDERAL UNIVERSITY OF TECHNOLOGY, MINNA.**

AUGUST 2007

**THE PROBLEMS AND PROSPECTS OF RESETTLEMENT
SCHEME IN THE FEDERAL CAPITAL CITY; A CASE STUDY
OF KUBWA AND JIBI HOUSING ESTATE.**

BY

**AKASSEH J MATHIAS
PGD/GEO/2005/326**

**DEPARTMENT OF GEOGRAPHY,
SCHOOL OF POSTGRADUATE STUDIES,
FEDERAL UNIVERSITY OF TECHNOLOGY, MINNA.**

**BEING A THESIS SUBMITTED TO THE POSTGRADUATE
SCHOOL, FEDERAL UNIVERSITY OF TECHNOLOGY, MINNA
IN PARTIAL FULFILMENT OF THE REQUIREMENTS FOR THE
AWARD OF POSTGRADUATE DIPLOMA IN
ENVIRONMENTAL MANAGEMENT.**

DEDICATION

project work is dedicated to God for His special protection and guidance throughout my course of study.

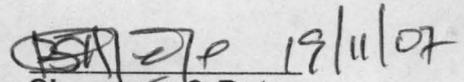
also dedicated to my wife Mrs. L. N. Akasseh and my daughter Miss. Ann Akasseh for their wonderful patients missing me during the studies.

AKASSEH J. MATHIAS

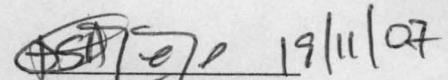
CERTIFICATION

This thesis titled: 'The problems and prospects of resettlement scheme in the Federal Capital City; A case study of Kubwa and Jibi housing estate' by Akasseh J. Mathias (PGD/GEO/2005/326) meets the regulations governing the award of Post – Graduate Diploma (PGD) of the Federal University of Technology, Minna and is approved for its contributions to scientific knowledge and literal presentation.

Dr P. S. Akinyeye
Project Supervisor


Signature & Date

DR. P. S. Akinyeye
Head of Department


Signature & Date

Prof G. D. Momoh
Dean S.S.S.E.

Signature & Date

Prof. J. A. Abalaka
Dean, Postgraduate School

Signature & Date

ACKNOWLEDGEMENT

praises be to God Al-mighty that enabled me to complete this research work.

Special thanks go to my supervisor Dr. P.S. Akinyeye, who despite his tight schedule and commitment had the time to criticize and guide me through the process of writing the project.

Without reserved understanding and cooperation of my wife Mrs. L.N. Akasseh and my daughter Miss. Ann. A. Akasseh, I could not have completed this programme of study.

Utmost appreciation goes to my boss in office Mrs. Altine Jibrine (Director HRIS) who contributed greatly to see that, I completed the study by recommending and approving study leave for me.

I could not conclude without mentioning my committed lecturers, Professor, O. Adefolalu, Professor J.M. Baba, Dr. P.S. Akinyeye, Dr. M.T. Usman, Dr. J. Nsofor, Barrister EL-SURUL and my class mates.

Thanks also go to those that contributed one way or another during my period of study but their names were omitted during this research work.

AKASSEH JERRY MATHIAS

ABSTRACT

When the Federal Capital Territory was created in 1976, all communal lands in the territory automatically became public lands. Communities affected by development projects were resettled in New Towns, which include Kubwa and Jibi. However, the government has been encountering increasing resistance and sometimes-outright refusal by the indigenes to give up land for developmental purposes. This opposition is traceable to a number of factors, which include inadequate compensation, insufficient alternative land for agricultural purpose and the sentimental attachment to ancestral lands. This dissertation aims at taking an in-depth analysis of the problems and adequately proffering solutions.

TABLE OF CONTENTS

	Page
Approval page	i
Certification	ii
Dedication	iii
Acknowledgement	iv
Abstract	v
List of tables	viii
List of figures	ix

CHAPTER ONE

0 Introduction	1
1 Aim and objectives of study	2
2 Research methodology	3
3 Scope and limitation	4

CHAPTER TWO

Literature review	5
2.1 Tema resettlement	5
2.2 Ariba resettlement experience (Zambia)	7
2.3 Kainji Dam resettlement experience (Nigeria)	8
2.4 Ajoda new town resettlement scheme	10
2.5 Factors determining the success of any resettlement scheme	10

CHAPTER THREE

Methodology	12
3.1 Sources of data collection	12
3.2 Personal observation and oral interview	12
3.3 Textbooks	13
3.4 Questionnaires	13

5	Data processing or data handling techniques	13
---	---	----

CHAPTER FOUR

	Data analysis and presentation	19
	Introduction to data	19
2.1	Background of Kubwa housing estate	23
2.2	Residential development of kubwa housing estate	24
2.3	Back ground of Jibi housing estate	25
2.4	Residential development of Jibi housing estate	25
	The resettlement schemes of FCT	26
	Demographic analysis of resettlers	27
	The problems and prospects of resettlement scheme of Kubwa and Jibi housing estate, FCT, Abuja	29
1	Kubwa housing estate	30
2	Modern design	30
3	Problem of culture	30
4	Insufficient farmland	31
5	Heads of compensation	31
6	Administration	31
7	Pre-acquisition	31
8	Jibi housing estate	32

CHAPTER FIVE

	Observation	35
	Recommendation	37
	Conclusion	39

LIST OF TABLES

TABLE		PAGE
.1	Questionnaires distribution	22
.2	Graphic percentage representation of Questionnaire distribution	22
.3	Questionnaire analysis presented in pie-chart	23
.1	Sample population by educational level	28
.2	Sample population by occupation	29

LIST OF FIGURES

FIGURES		PAGE
3.5.1	A map of Abuja	13
3.5.2	A 3 bedroom flat at kubwa	14
3.5.3	Same 3 bed room flat at kubwa housing estate	14
3.5.4	Typical 2 bed room flat at kubwa housing estate	15
3.5.5	Kubwa Clinic and maternity	15
3.5.6	Kubwa town	16
3.5.7	A major road within kubwa town	16
3.5.8	A typical 2 bed room flat at Jibi housing estate	17
3.5.9	A one bed room flat at Jibi housing estate	17
3.5.10	Range of one bed room flats at Jibi	18
3.5.11	A block of primary school at Jibi	18

CHAPTER ONE

1.0 INTRODUCTION:

An average Nigerian considers land as his most important possession or basic resource and that his status in his environment or community is often measured in terms of the land he possesses. Land has something of a sacred character, and rights over land are more jealously treasured than any other forms of right. Clans have been described as belonging to the land rather than the land to the clans and to be deprived of land is not merely an economic loss but also an emotional shock and a psychological trauma. A man without land has no home, no name, nor status and is to be treated with contempt. Land and tribe are usually identified together as one single concept. (e. g. Gbagy Land, Ebira Land etc), because of this sentimental attachment to land, compulsory acquisition of land by government is usually vehemently opposed and resisted by the affected owners or communities. The resentment often manifests itself in the form of violent protest, which in some cases degenerate into riots. Government Land, Surveyors, Land Officers and other Officials deployed to work on land proposed to be acquired are often chased away from such land by angry so called landowners in protest against the acquisition of their land. Some Officials are known to have been badly wounded in such circumstances with creation of Abuja as the Federal Capital Territory; (FCTA) has been experiencing difficulties in securing the release of these lands by the affected

communities. The difficulties were manifest in the form of Abuja indigenes e.g. Gbagy, Gade, Basa, hausa etc, refusing to allow officers of the Federal Capital Territory Administration (FCTA) and allottees of plots of land access to already acquired land, despite the fact that, they (affected communities) are been resettled in Kubwa and Jibi Housing Estate. It is on this note that this dissertation aims at identifying the reasons behind non-acceptance of the resettlement scheme and adequate proffer recommendations.

1.1 **AIM AND OBJECTIVES OF THE STUDY:**

The aim of the study is to examine problems associated with the resettlement scheme in Federal Capital Territory (FCT) and within this broad aims the specific objectives are:

- a. to determine the heads of compensation and the adequacy of quantum of compensation payable to the affected property owners
- b. to assess the acceptability of resettlement to the target population
- c. to examine the problem associated with administration of resettlement scheme.
- d. to assess the emotional attachment of people to communal land and the fear of severing the social ties.

- e. to determine the level of pre-acquisition studies and surveys acquiring authorities in order undertaken to unveil the merits and demerits of the acquisition.

RESEARCH METHODOLOGY:

This research work rely both on the primary and secondary data. Primary data involves consulting textbooks, journals individuals and other published materials on the topic. While secondary data on the other hand relates to the system of extracting information of the subject matter by administering questionnaires to the affected communities and the officers of Federal Capital Territory Administration (FCTA). Personal observation of the research, by field survey Simple, statistical analysis is to be used to arrive at the conclusion.

10. SCOPE AND LIMITATION

This dissertation covers the problems and prospects of resettlement scheme in FCT. It is limited in scope to Abuja and covers only Kubwa and Jibi Resettlement Housing Estate.

CHAPTER TWO

LITERATURE REVIEW

The review of literature is based on the experience of resettlement programmes that have been carried out in different places in tropical Africa and Nigeria, because of the development level which seems to be the same among these countries. Also there seems to be no consensus as to the best way forward in the resolution of resettlement problems. This literature review concentrates on empirical evidences on past experiences of resettlement programmes that have been carried out elsewhere, the problems encountered and the level of success attained.

2.1. TEMA RESETTLEMENT SCHEME (GHANA)

This was the first major resettlement scheme in West Africa, occasioned by the building of a new port and a new town at Tema in 1952. It displaced a village, of about 12,000 people, which was in the area to accommodate the harbour. The objective of the resettlement programme was to build another village some 3.2 kilometers east of old Tema, which will enable the people to continue to live as farmers, fishermen and fish mongers, retaining their traditional/culture organization and ancient techniques of agriculture, fishing and the processing of fish. At the same time it was envisaged that better houses would be provided

for the people. The following policies were formulated to guide the resettlement programme in meeting the above-mentioned objectives:

- a) The compensation for housing will be on a house for house basis.
- b) Cash compensation to be given to persons willing to take it in place of building houses, but expected to complete a new house in accordance with approved plans within 3 years.
- c) Farmers to be allocated a minimum of 8 acres (3.2ha) of farm land.
- d) Community structure and amenities to be provided by the resettlement authorities about 7 years (i.e. 1959) before the first resettlers started to move.

The authorities were met with stiff opposition from the people of old Tema. The reason for the hostility were said to be generated from perceived impression of political divisions within the Community, and partly selfish and differences in religious belief. Another problem encountered during the evacuation stage concerned householders who had built unauthorized structure in old Tema. A change in environment had its adjustment problems too after the evacuation. People were faced with what may be termed “**culture shock**” as they were provided better and modern houses with facilities, which they were not used to.

The post resettlement survey also revealed that the architects failed to design a layout, which would permit the continuance of such a society for a very long

period, as some residents were complaining of their houses being too far away from their friends and relatives.

Lastly, it is remarkable that; *“it is to the credit of Ghana as a whole that the operation was accomplished without bloodshed and that the predominant picture is one of the un-timely patience and concern for the welfare of the people involved”*.

2. ARIBA RESETTLEMENT EXPERIENCE (ZAMBIA)

The people of Gwembe of Central Africa were predominantly agricultural communities who were subjected to in 1957 to a massive uprooting and resettlement when a large hydro-electric Dam was built across the Zambezi River at the Kariba Gorge. On the whole, 199 villages with a total of 57,000 people were needed to be resettled to make way for this Dam. It took the authorities five years before the people were sufficiently re-established in their new areas to see themselves as settled communities.

According to my findings, the programme was successful because the government of Zambia then had recognized the Gwembe Chiefs as the ultimate legal authority for the resettlement exercise. District officers rely largely on the Chiefs to implement the resettlement programme. The Chiefs, headmen and villagers were always consulted in the allocation of land.

After the selection and allocation of land, the affected communities were paid compensation. They were to rebuild their homesteads and clear new fields.

Government was to handle only the provision of public services such as schools, health centers, electricity, roads, water supplies etc. It is pertinent to note that the major responsibility of the resettlement scheme therefore rests on individuals.

People were faced with problem of adequate potable water and problem of trekking long distances to their new sites as vehicles were not available, also the setback suffered in agriculture due to shortage of farmlands.

KAINJI DAM RESETTLEMENT EXPERIENCE (NIGERIA)

There was need to evaluate and resettle about 141 settlements comprising some 44, 000 people who were living along the bank of River Niger to make way for the artificial Lake with surface area of about 480 square miles which would be created after the construction of a Dam at New Bussa (Mabogunje .A 1973) In resettling people, modern housing were built for them and community facilities/structures such as deep wells (bore holes), Churches, Mosques, shops, corn grinding slabs, slaughter slabs, schools, health centers, Town halls, children playing ground etc were provided. The villagers were to be chosen sites which they are to be resettled. In some cases, the wishes of the villagers were respected. Evacuation of people from old to the new sites started in May, 1967 and ended in July, 1968, (about a year and three months). During this period, the resettlement authorities provided free transport in form of Lorries, trucks, canoes with auto-boat engines. The people quickly adjusted themselves

to the farming and fishing life which they were formally doing before they were resettled. The administrations of the new resettlement camp were left in hands of chiefs and Emirs within their jurisdictions.

The villagers however, complained of the type and qualities of houses. To them, modern houses were preferable. Due to the desertification to the types and qualities of houses, many were compelled to sell theirs at give away prices or some times where they can not get the buyer, they abandoned them for other places of their choice. Despite the dissatisfaction with the building which was due to consultation with the people with the regards to the design and the material used for the houses, Kanji Dam experience was a successful one as many of the resettlers have come to identify with their new places of abode (Oyedipe 1973)

4. AJODA NEW TOWN RESETTLEMENT SCHEME

The Ajoda resettlement scheme was necessary so as to make way for the development of a new Town – Ajoda, which was supposed to relieve the city of Ibadan of its teeming population of 25,000 people, had to be re-located and resettled to make room for the new Town. The 121 settlements had to be regrouped into five resettlement centers. The resettlement authority took upon themselves the responsibility of site selection in consultation with village heads.

During construction, the authority supplied the villagers with building materials and they also offered technical advice while the people provided the labour

A post resettlement survey carried out by Yusufu A.O (1970) showed that, about 96% of the sample populations were not satisfied with the resettlement exercise. This was attributed to the problems which the resettlers faced as result of non compliance of the government to provide the needed amenities to the affected farmers.

5 **FACTORS DETERMINING THE SUCCESS OF ANY RESETTLEMENT SCHEME**

Going through the resettlement programme reviewed in various places, there is a general consensus that the inhabitants did not come out worse off than they were before the resettlement exercise. The following issues are very sensitive in nearly all the resettlement exercise, no matter the reason for the resettlement.

- i) Selection of sites;
- ii) Merging of villages;
- iii) Compensation for immovable and implacable properties and items;
- iv) Compensation for community structure / amenities;
- v) Types of building constructed and number of rooms therein;
- vi) Size of farmlands and their distances from homes;

vii) Consultation and participation by the citizens since the new resettlement centers are to be inhabited by the citizens. Consultation and participation will determine the degree of acceptance and rejection of what ever is provided. This in turn could be used to determine the degree of success of failure of the entire scheme.

CHAPTER THREE

METHODOLOGY.

SOURCES OF DATA COLLECTION.

For the purpose of writing a precise and comprehensible project, there is the need for investigation to gather adequate information from various sources.

These sources of information include the followings:

- a. personal observation and oral interviews
- b. Estate journals and magazines
- c. Text books
- d. Questionnaires

PERSONAL OBSERVATION AND ORAL INTERVIEW

An inspection was conducted to cover the scope of the study area, its boundary and probably limitation, this survey was aimed at identifying the problems and prospects of resettlement scheme in the study area. Oral interview were conducted among the resettlers. Estate Surveyors and Valuers from the Abuja Geographic Information System (AGIS), Area Councils and Satellite development Agency in Federal Capital territory Administration (FCTA). Discussions were held with the appropriate staff of the Organization and some selected households affected by the resettlement scheme within the study area.

TEXTBOOKS.

References were made also to the existing literatures on the various aspect of the study. Some published relevant textbooks to this project were used. The necessary information was extracted to be included in the project.

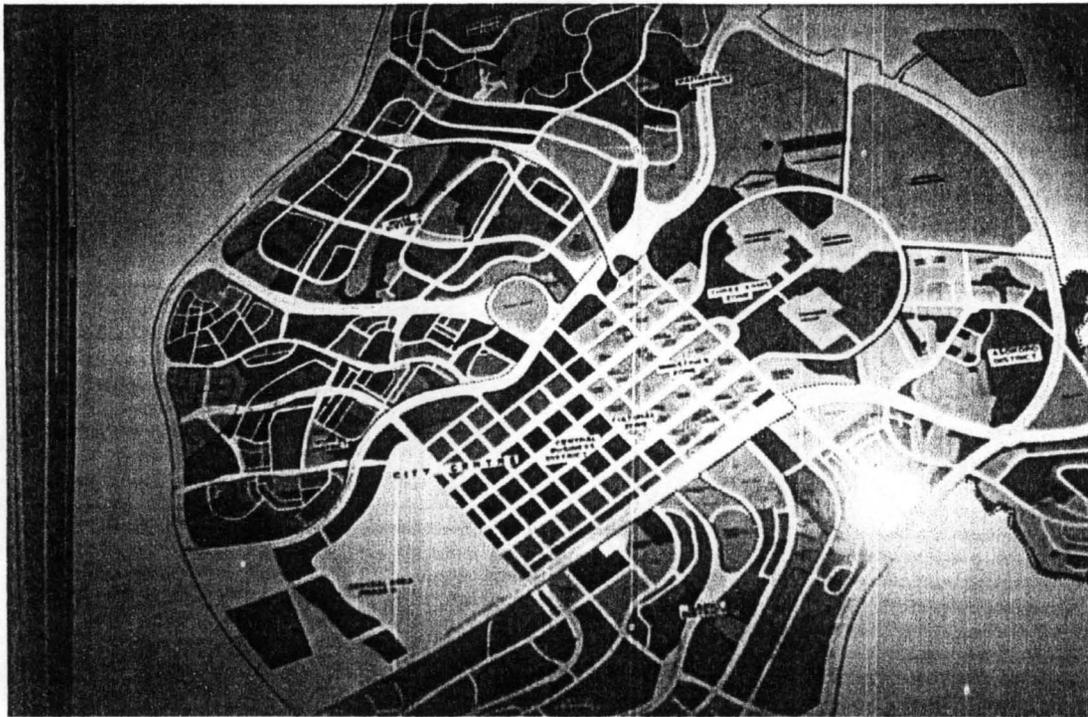
QUESTIONNAIRES

Questionnaires were designed for those affected by the resettlement scheme in the study area as well as the staff of Resettlement Department in (FCTA) who are charged with the responsibilities of resettlement within the territory, and some professionals in the same field were also given some to fill and return.

DATA PROCESSING OR DATA HANDLING TECHIQUES.

The information collected from various source i.e. from personal observations and oral interviews, Estate journal and magazines, Textbooks, Questionnaires and all findings are tabulated for various types to show general situation and level of people living in those houses provided for the resettlement scheme in the study area.

3.5.1: Abuja map



City gate

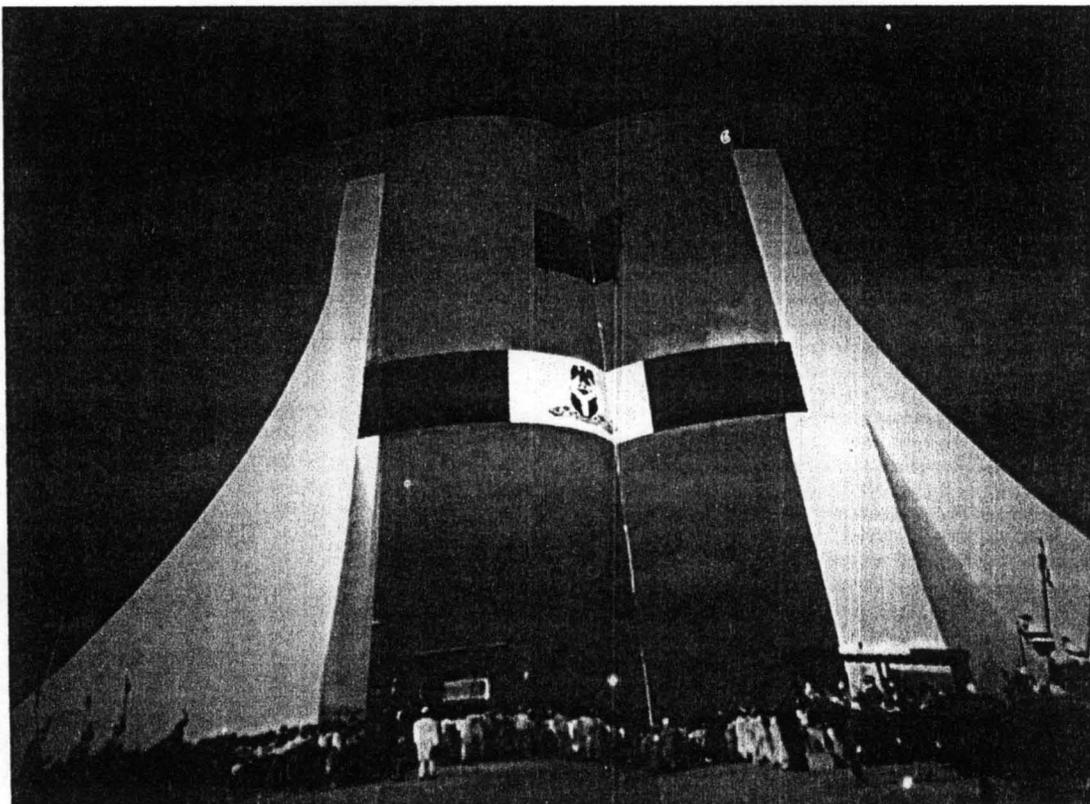


Figure 3.5.2: A 3 bedroom flat at kubwa

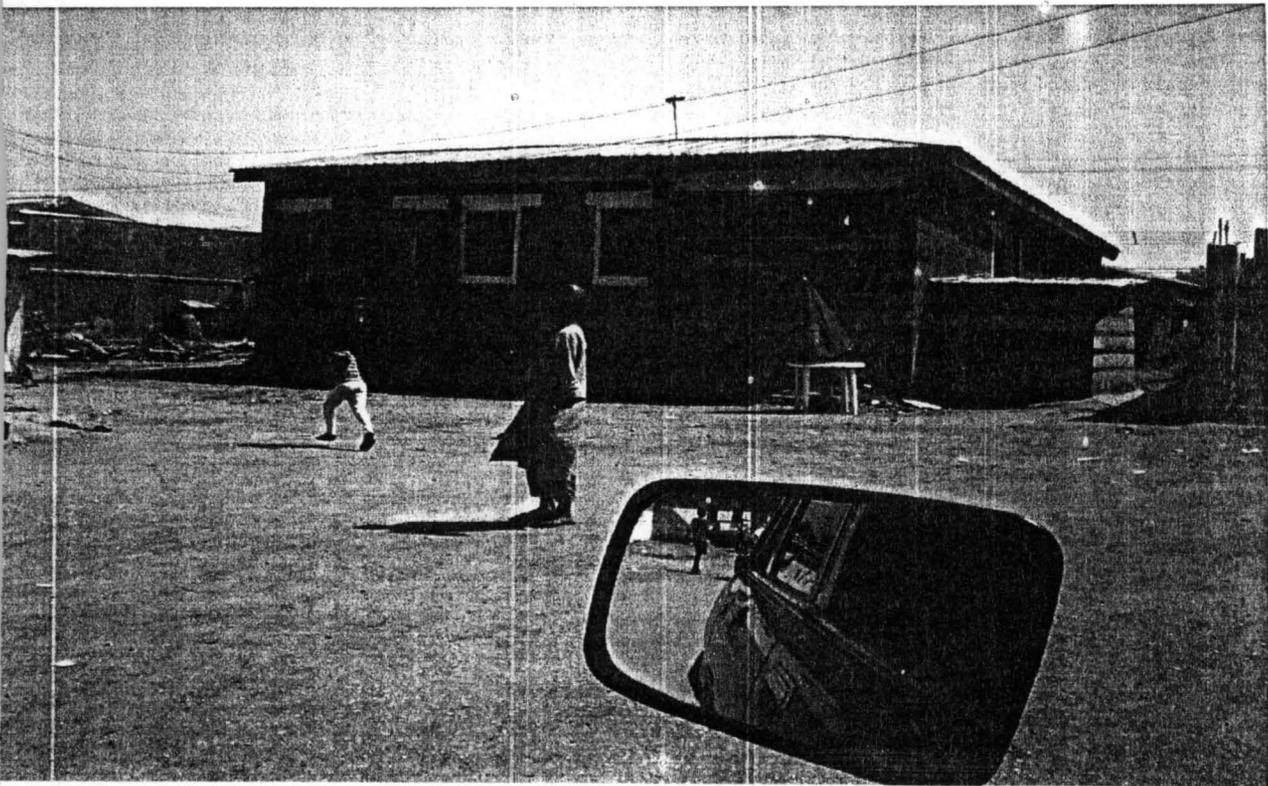


Figure 3.5.2 and figure 3.5.3 are both 3 bedrooms flat at Kubwa housing estate:

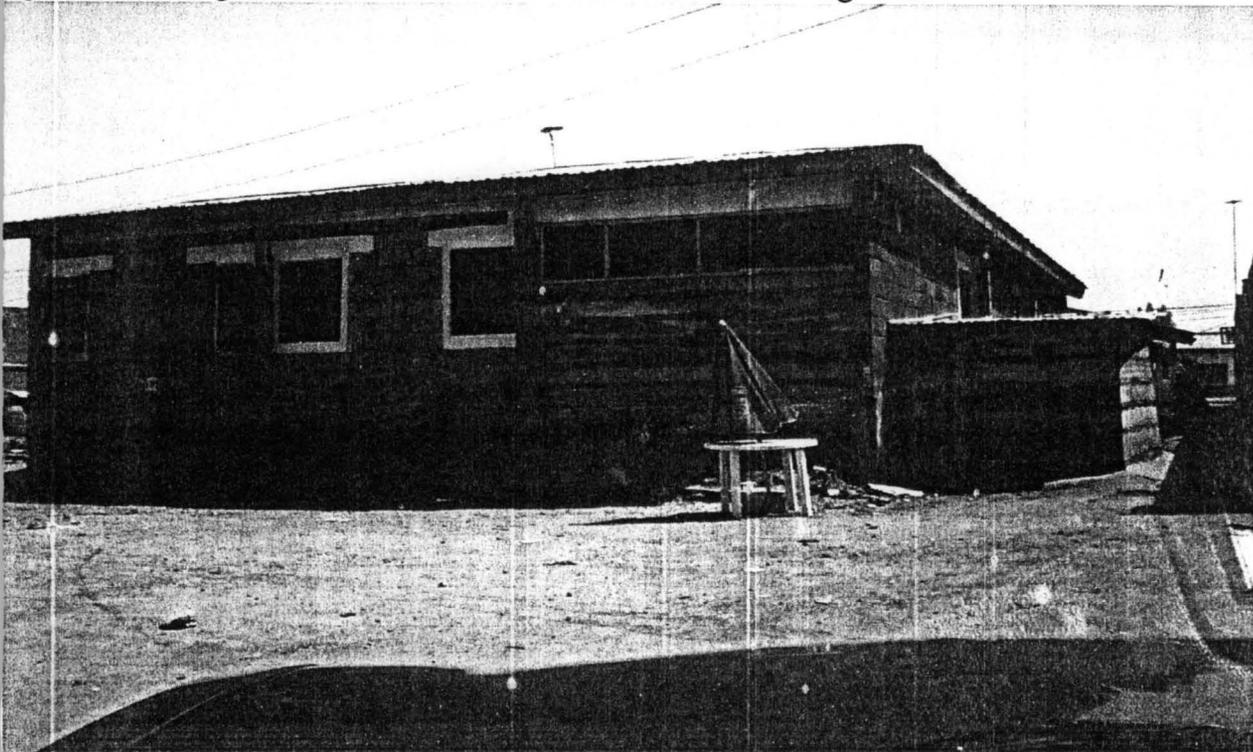


Figure 3.5.4: Typical 2 bedroom flat at Kubwa housing estate.

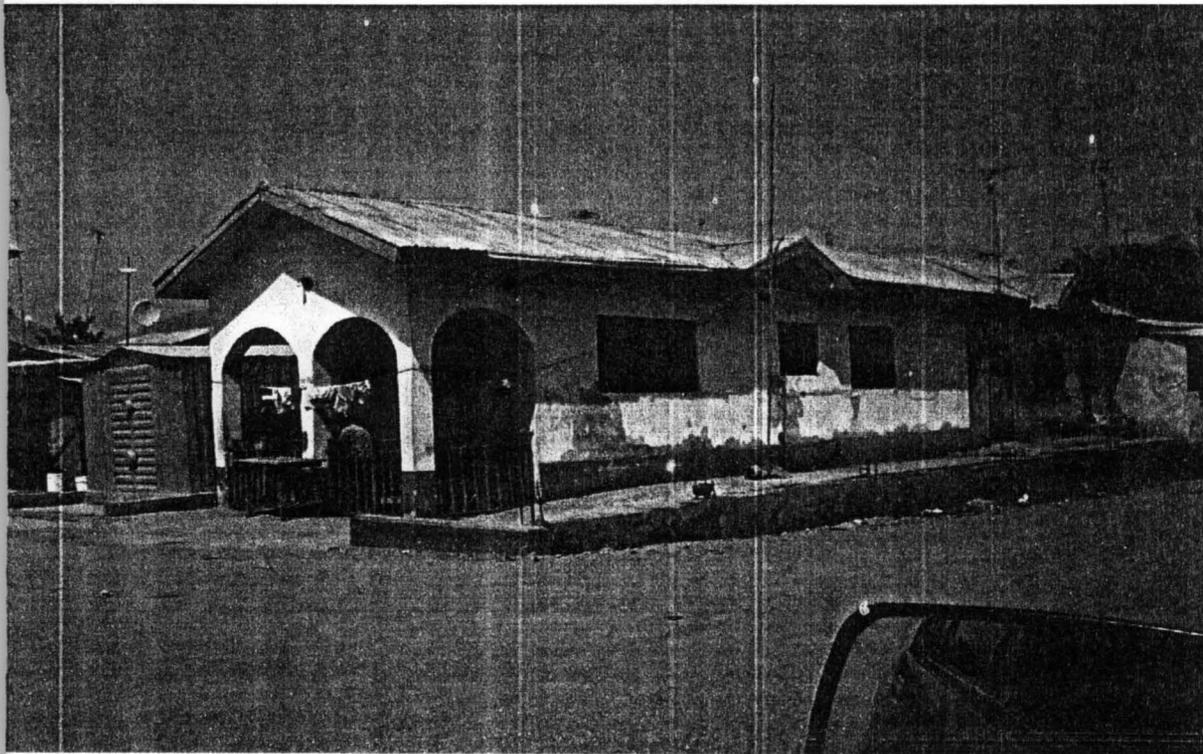


Figure 3.5.5: Kubwa clinic and maternity.

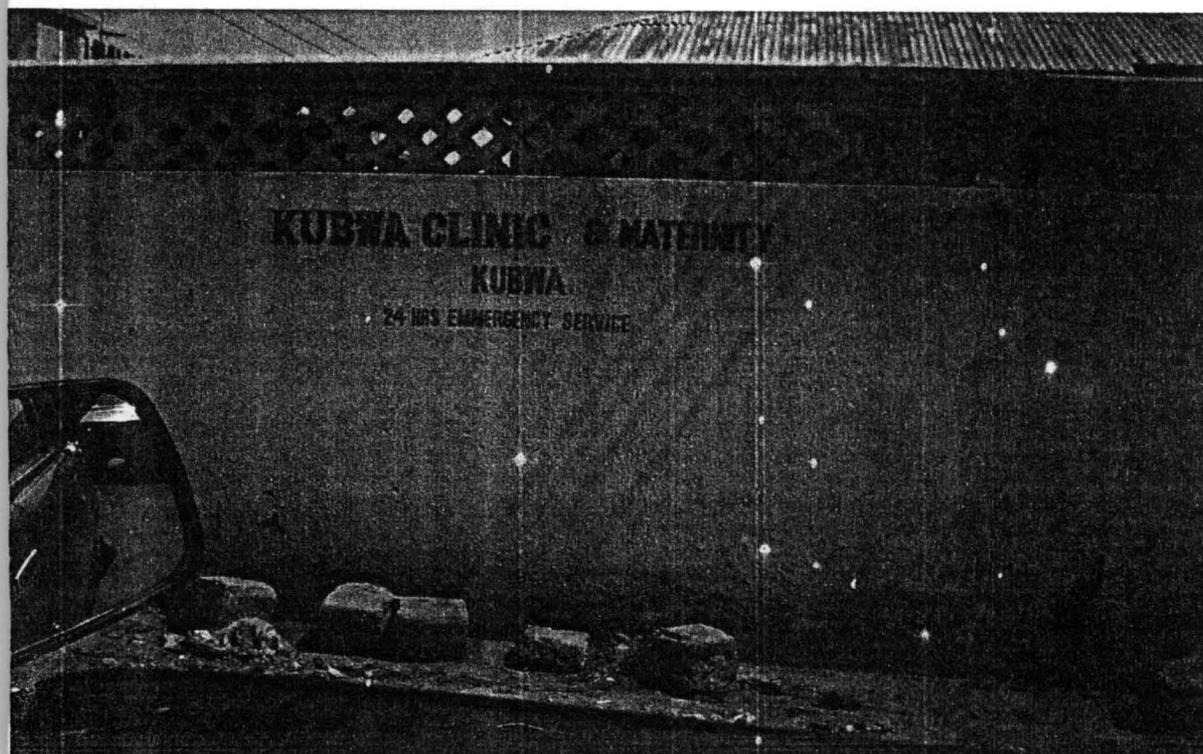


Figure 3.5.6: Kubwa town

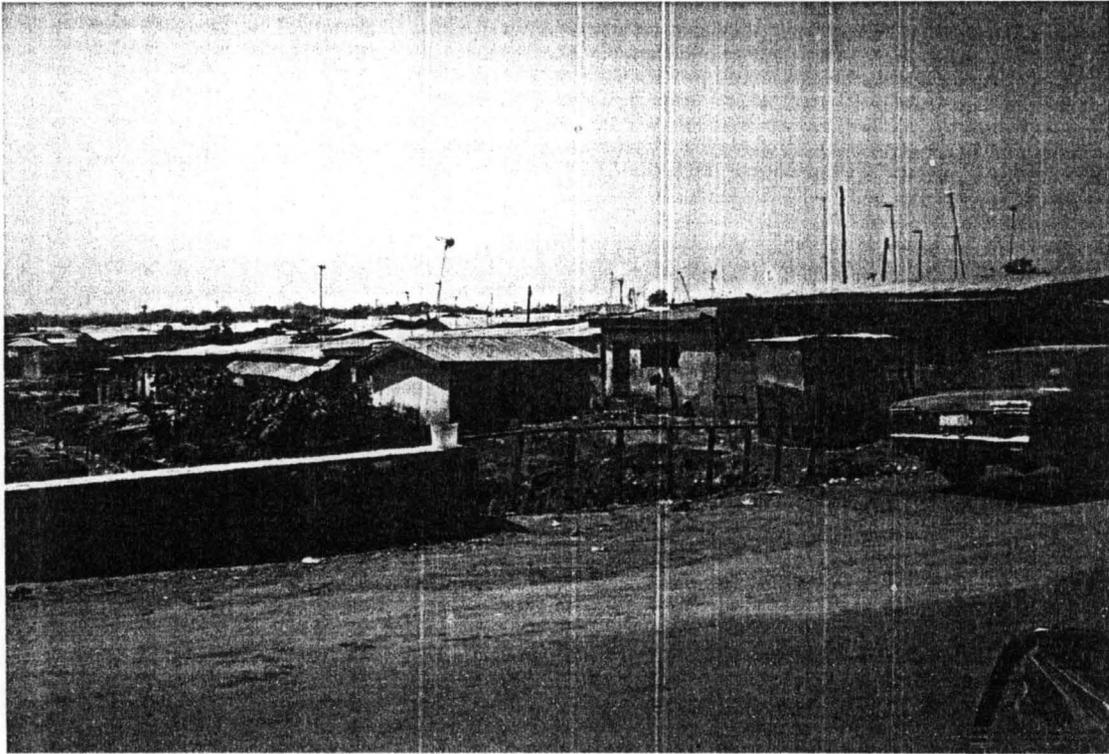


Figure 3.5.7: A major road within Kubwa town

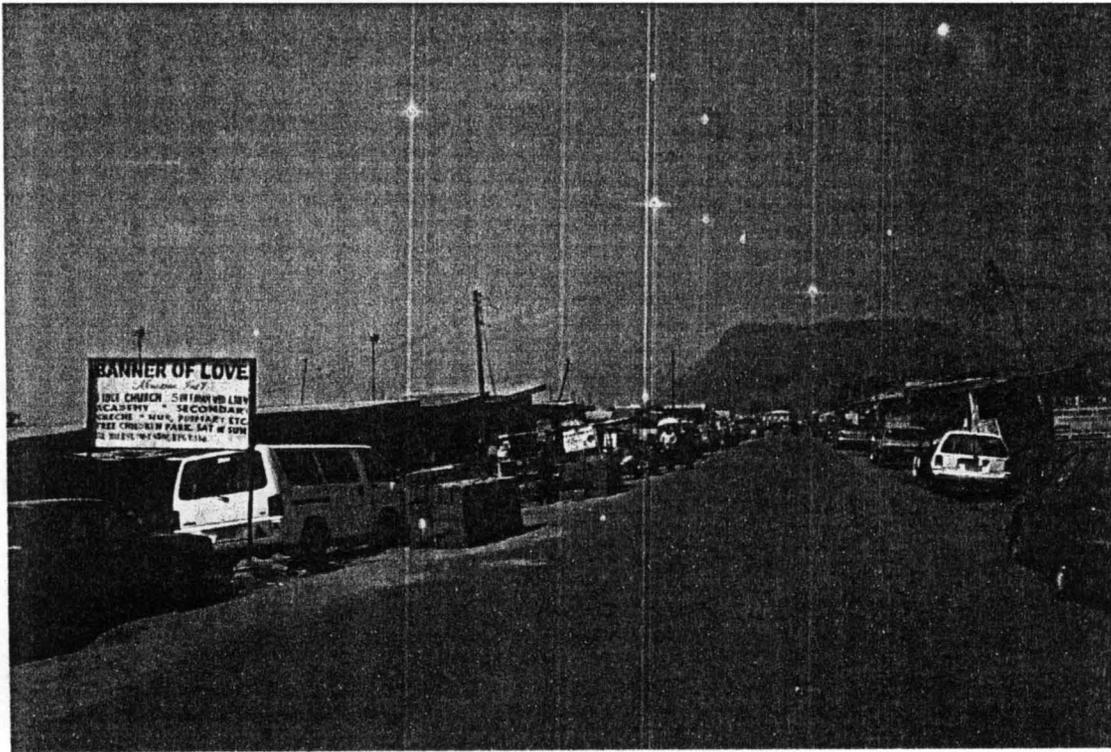


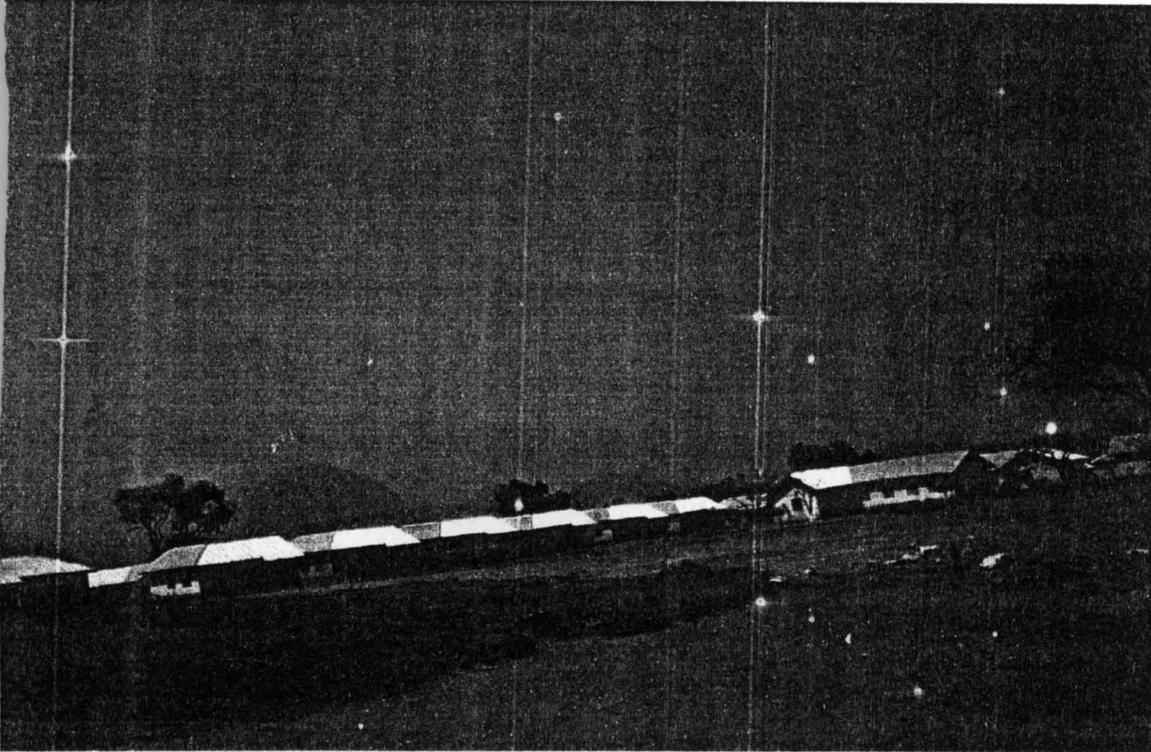
Figure 3.5.8:: Typical 2 bedroom flat at Jibi housing Estate



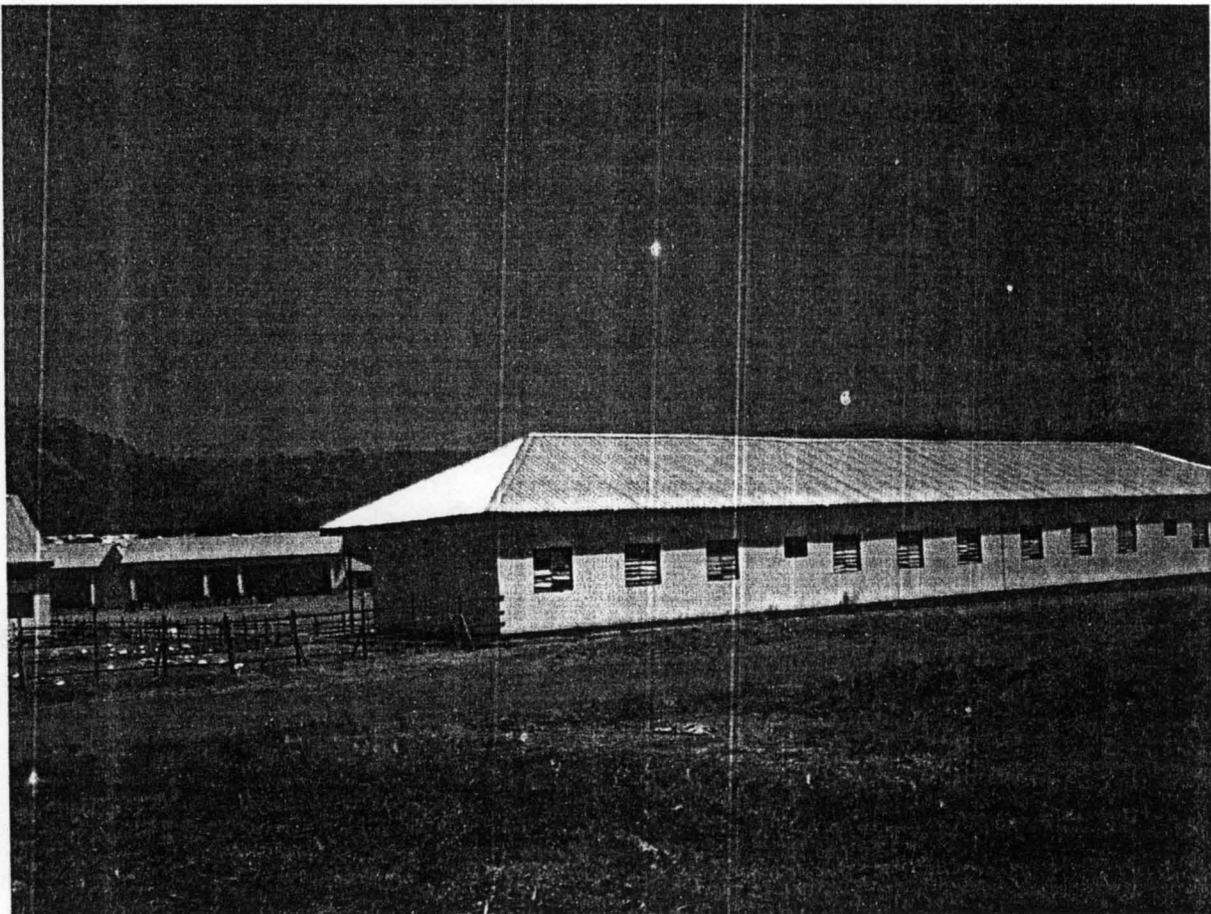
Figure 3.5.9:: One bedroom flat at Jibi housing estate.



5.10: Range of 1 bedroom flats at Jibi housing estate



3.5.11: A block of primary school at Jibi housing estate



CHAPTER FOUR

DATA ANALYSIS AND PRESENTATION

INTRODUCTION.

Many countries of the third world, for example Tanzania, Malawi, Brazil, Pakistan, etc have for various reasons, at one time or the other relocated their capitals. In most colonized countries, the colonialists usually favoured coastal locations for capital cities. The location seldom coincided with the geographical centers of the country concerned and led to an over concentration of commercial activities and population in the coastal areas at the expense of the interior.

The situation was not different in Nigeria. Lagos, the former capital city was faced with inadequate of land for expansion, deterioration of infrastructure, population explosion, lack of centrality in location, inadequate housing transportation etc. The Federal Government on 14th February 1976, inaugurated a committee headed by Justice Akinola Aguda to select a new capital to replace the existing capital – Lagos. Abuja being centrally located and other things being put together was chosen as new capital, in order to alleviate these problems established the new Federal Capital Territory (FCT). The area is approximately 8,000 square kilometers located at the centre of the country.

The FCT is situated wholly within the region generally referred to as the "Middle Belt". This region is an area of relatively low population density of

about 9 persons per square kilometer. It is a region, which shares the ecological characteristics of the South and North of Nigeria.

Politically, the FCT encompasses portions of Niger, Nasarawa and Kogi states.

Niger state has the largest portion of land in the territory accounting for 6,328.4 sq km or some 79.1%, followed by Nasarawa state with 1,313.4sq km or some 16.4% and Kogi state with only 352.2sq km or some 4.5%. These proportions of state areas involved in the FCT has implications on the number of villages total population to be displaced, total compensation to be out and the enormity of the resettlement task.

This singular act of relocating the new Federal Capital to Abuja has occasioned the displacement of not less than 300 out of the 845 villages in the territory, which needs relocation and resettlement. This relocation would pave way for developmental projects. In order to tackle the resettlement problems three-resettlement authorities were established. They are:

- b) The resettlement Committee in Niger and old Plateau State.
- c) The resettlement Committee in charge of resettlement within FCT itself, and
- d) The Federal Capital Development Authority (FCDA), which coordinates the resettlement exercise of other bodies. The initial policy of the FCDA was that all the villages in the FCT would have to be paid compensation and then resettled outside the territory. According to Mabogunje A (1973) this was thought

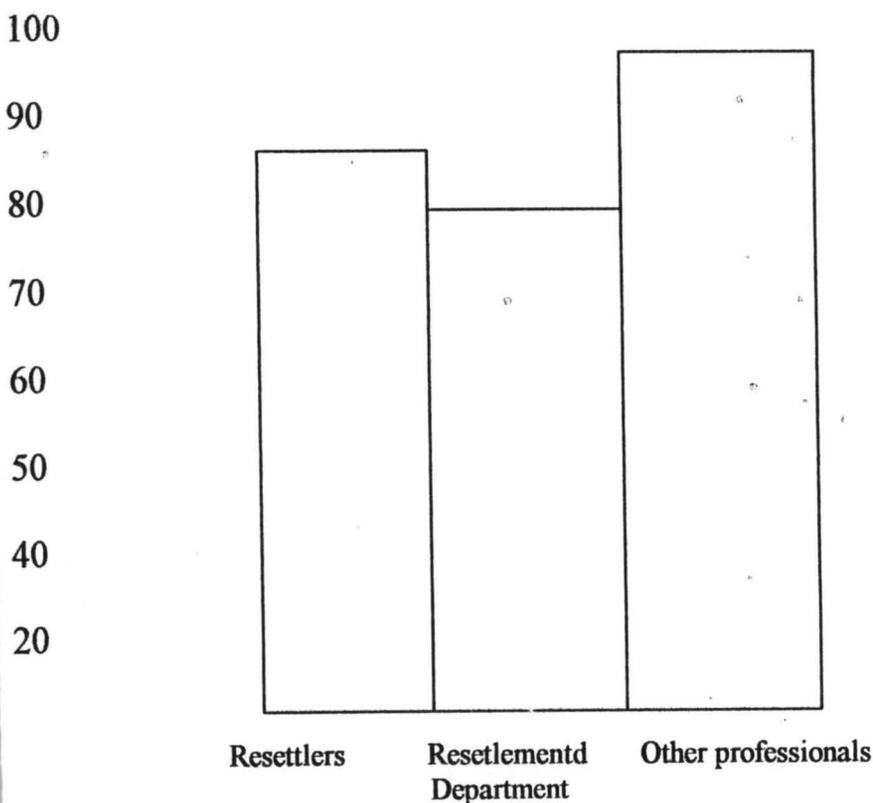
necessary so that all Nigerians could have equal access to land and other opportunities in the Federal Capital Territory without anybody being able to insist on ancestral or primordial rights. However due to the delay and the enormous amount of money required for outright compensation, and subsequent resettlement, FCDA decided to restrict the displacement of population and the attendant resettlement to the areas that were immediately needed for city development and expansion. These areas have been accordingly designated as priority areas. The rest of the territory was to retain its population and administered by the Federal Capital Territory Administration (FCTA). The Phase I Development Area where development of the Federal Capital city commenced was evacuated and resettled except Garki. The people of Garki were integrated into the city. Other critical projects, which necessitated relocation and resettlement are Industrial Areas I and 4, International Airport, Northern Outer Expressway, Airport Expressway, Jabi Dam site, Lower Usman Dam site, Liquid and Solid waste disposal site, NEPA sub-station, Armed Forces zone and sections of Phase II area. Apart from the above areas, settlements or persons who wished to be resettled outside the FCT were given to option.

Table 4.1.1 QUESTIONNAIRES DISTRIBUTION

S/NO	NAME OF RESPONDENT	NUMBER DISTRIBUTED	RESONSE	PERCENTAGE
1	Resettlers	40	35	87.5
2	Resettlement staff	40	40	80
3	Professionals in same field	20	20	100
	Total	100	90	

Table 4.1.2: Graphic percentage representation of the questionnaires distribution

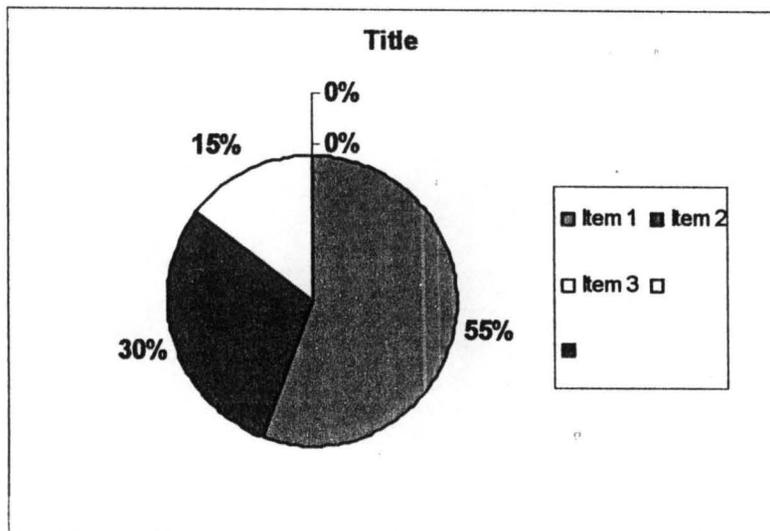
% Response



The analyses of the questionnaires are as follows:

1. 55% disagreed the way government is handling resettlement/compensation issues.
2. 30% agreed the way government is handling resettlement issues.
3. 15% neither agrees nor disagreed with the government.

Table 4.1.3: The questionnaire analysis presented in a pie-chart:



BACKGROUND OF KUBWA HOUSING ESTATE

The resettlement scheme at Kubwa was an in-house project carried out by the Resettlement Task Force (RTF) made up of Officers from various technical departments of the FCDA. The housing estates were to accommodate the inhabitants of the following villages Garki, Durumi, Maitama, Kukwaba and Jabi. It involved the construction of five hundred housing units, which ranged from two to four bedrooms with full physical and social infrastructural facilities like schools, roads, drainages, sewage lines, health clinic, electricity and portable water supply. The project as conceived implemented in 1983 was to accommodate about 21,000 people from the displaced villages. Kubwa Resettlement Area falls within Bwari Area Council on the northern borders of the Federal Capital Territory. It covers an area of approximately 860 hectares.

4.2.2 RESIDENTIAL DEVELOPMENT OF KUBWA HOUSING ESTATE

Core houses were built for the beneficiaries. It comprises two bedrooms and four Bedrooms house types, which are related to plot sizes to allow for future expansion as the family grows and financial positions improve. The designs of these houses, as much as possible reflect the existing patterns of living in the old villages in order to minimize the shock occasioned by the resettlement. The designs were made in consultation with the representatives of the resettlers. The design adopted is the conventional rectangular type arranged around a courtyard, which reflected the traditional setting. Burnt bricks, corrugated iron sheets, tropical steel doors etc, were some building materials used in the construction of the houses. Some aspects of modern architecture introduced were to enhance the standard of living of the inhabitants.

Land for farming was provided at the fringe of the resettlement residential area. The villagers have since been moved from their various settlements into the estate. It is disheartening to note here that no sooner than the indigenes were resettled in the new town, they sold off their houses and moved into the nearby surrounding villages where they founded another set of settlements. This illegal settlements fall within FCT and have compounded the process of resettlement as they would become subjects of future resettlement.

3 BACKGROUND OF JIBI HOUSING ESTATE

Jibi Resettlement Scheme was conceived to accommodate the eight of the nine villages affected by the infrastructural development of Phase II Districts of Jabi and Utako in the Federal Capital City (FCC). These villages are Jabi Samuel and Yakubu, Utako, Mabushi, Jahi, Gwarimpa, Kado and Katampe with about 3,000 households. It was proposed that these eight affected villages be resettled along the Northern Expressway (ONEX) in line with the provisions of Abuja Master Plan resettlement policy. About 640 hectares of land was acquired for Jibi Resettlement Scheme, out of which 165 hectares have been assessed for and compensation paid. It is designed for 2,024 houses out of which 1,400 houses of 1 to 2-bedroom flats have been completed. The remaining 624 housing units were at different stages of completion before it was taken over by the Mobile police.

4 RESIDENTIAL DEVELOPMENT OF JIBI HOUSING ESTATE

The completed 2-bedroom house type has two bedrooms, a kitchen, a living room, toilet and bath, while the 1 bedroom has a room, pallor, kitchen toilet and bath. Modern building materials were used in the construction of the houses. These includes sandcrete blocks, asbestos ceiling boards, long-span aluminum roofing sheets, steel door shutters, glazed louvers windows etc. The basic infrastructural facilities like electricity, water, tarred road, sewage, hospital and schools are not yet in place but area left for the provision. While the arrangements were on the way to provide these basic facilities and to

persuade the indigenes to move into the new housing estate, the men of Mobile Police Force illegally occupied all the already completed housing units. The development has constituted a serious set back to the successful achievement of one of the resettlement exercise of the FCT. The villagers equally refused to leave their old settlements thus constituting a serious impediment towards further development of the Federal Capital City.

THE RESETTLEMENT SCHEMS OF FCT

The Resettlement Task Force (RTF) was able to accomplish the following resettlement projects:

- a) **Kuje Resettlement Scheme:** This was made to accommodate the displaced persons and indigenes affected by the development of various projects in the Phase II of the Federal Capital City.
- b) **The Giri Resettlement Scheme:** This was meant to accommodate the inhabitants of about twenty-six villages earmarked for the development of the permanent site of the University of Abuja.
- c) **Karu Resettlement Scheme:** This was to accommodate two hamlets located within the Federal Housing Authority (FHA) housing estate at Karu.
- d) **Ushafa Resettlement Scheme:** This was to accommodate the inhabitants of old Ushafa villages because of their close proximity to the lower course of the River Usman Dam.

- e) **Zuba resettlement Scheme:** The required land was about 120 hectares acquired, assessed and paid for, the resettlement of all the automobiles in the city.
- f) **Gosa resettlement Scheme:** The area is about 150 hectares of land acquired, assessed and paid for; it was to resettle all the villages along the Abuja airport road.
- g) **Yangoji – Koroko resettlement Scheme:** This area was acquired, assessed and paid for rehabilitation destitute.

was observes that the patience and understanding shown by all the villages to the settled in the entire above-mentioned resettlement scheme was worthy of commendation. There are more other resettlement areas that are not included here cause, hence only selected few.

4 DEMOGRAPHIC ANALYSIS OF THE RESETTLERS

In the villages that have been resettled in Kubwa Housing Estate and the villages proposed to be relocated in Jibi Housing Estate, 92% of the households are male while 8% are female. In resettlement programme it has generally been found that it is the male counterparts that participate more than female in taking vital decisions e.g. attending resettlement meetings. A greater percentage (95%) of the heads of household were married, 3% were single while 2% were widows. The largest ethnic group of population sampled is the Gbaggis who accounted for 60% while the Gwandaras accounted for 35% making them the second largest ethnic group resettled. The others are the

Koros who are about 3% and the Gades 2%. The various ethnic groups are on the opinion that, culture variations should be taken into consideration during resettlement exercise. 35.3% of all heads of household are Christians while followers of African traditional religion accounted for 35% of those interviewed. 27.9% are Muslims while 1.8% does not have any definite religion. This again emphasizes the need to cater for various religions when providing facilities for Religious Institutions in the new resettlement sites.

From table 4:1 below, 84.6% of the inhabitants did not go beyond either Koranic or primary school with only 15.4% attending secondary school or either higher institutions. Almost half of the total percentage of the inhabitants sampled received no formal education thereby highlighting the fact that the literacy level in the resettlement areas is very low.

Table 4.4.1: Sample Population by Educational Level

NO.	EDUCATIONAL LEVEL	NUMBER	PERCENTAGE
	No formal Education	168	49.9
	Koranic School	52	15.4
	Primary School	65	19.3
	Secondary School	11	3.3
	Technical Training School	37	11
	University Education	4	1.2
	Total	337	100

Source: Field Work January 2007

inhabitants of the FCT are predominantly farmers. From table 4.2 below, 74.2% of the sample population engages in farming while 17.5% are public servants, other occupations include trading (6.8%); craft (0.6%) while 0.9% are unemployed. The implication of the occupational structure of the inhabitants to the resettlement exercise is that there should be adequate arrangement for the provision of farmlands at the resettlement sites.

Table 4.4.2: Sample Populations by Occupation

NO.	OCCUPATION	NUMBER	PERCENTAGE
	Farming	250	72.2
	Trading	23	6.8
	Craft	2	0.6
	Public Servant	59	17.5
	Unemployed	3	0.9
	Total	337	100%

Source: Personal interviews with the people (2007)

5 THE PROBLEMS AND PROSPECTS OF RESETTLEMENT SCHEME OF KUBWA AND JIBI HOUSING ESTATE FCT ABUJA.

The fundamental problems encountered with the resettlement scheme in FCT are principally due to inadequate consultation with the villagers before the design and construction of the estates and houses at the resettlement sites. Other problems are inadequate compensation paid to the villagers, lack of

adequate fertile farmlands, inadequate of infrastructural facilities in the housing estates, insufficient housing units, and sentimental attachment to ancestral homes, leadership problem arising from merging of various villages etc. Resistance from indigenes has been caused by lack of political will by the government and inconsistency policies.

.1 KUBWA HOUSING ESTATE

The housing units provided at Kubwa estate are two and three bedroom terraced bungalows. The design of houses ensured the continuity in the way of life the resettlers are used to. However, as highlighted by the final report of FCDA (1989:24) on Kubwa Resettlement Area, Master Plan “where changes are introduced, these are at improving on the (resettlers) living standard”.

5.2 MODERN DESIGN:

This departure or changes in the traditional design has been identified as major reasons, why the villagers were selling their houses to other people and went to form new settlements in the forest.

.5.3 PROBLEM OF CULTURE

Also lack of privacy was exhibited in the estates, which are the main reasons villagers decided to move away. The inhabitants dislike other tribes peeping

Into their compound and believed their culture will soon be adulterated and their children corrupted.

4.5.4 INSUFFICIENT FARMLAND:

Some of the villagers also complained of lack of enough farmland and the fertility of such land. This is responsible for their abandonment of resettlement site and movement to the forest where the soil is more fertile.

4.5.5 HEADS OF COMPENSATION:

The heads of compensation were not strictly followed and that make the villagers complain inadequate payment of compensation. The amount paid to individuals is too small that can not buy such items in the open market.

4.5.6 ADMINISTRATION:

The change in government policies affected those to be resettled, i.e. if the initial concepts were to build 2,3, and 4 bedrooms with modern facilities and government changed its policy, it will affect the acceptability of the resettlers.

4.5.7 PRE-ACQUISITION:

The acquiring authority did not see the farm owners as the owner of the land, so little attention is paid to them during acquisition process and these usually lead to crises.

8 JIBI HOUSING ESTATE

The Jibi Housing Estate has been bedeviled by two major problems, namely, the occupation of the estate by force by men of the Nigeria Police Mobile force and the reluctance of the indigenes to take up habitation of the estate. Other problems encountered with the scheme are:

a) HOUSING DESIGN

The problem emanated from the fact that the size of household was not taken into consideration before construction. The same housing types (2-bedroom flat) were built for all the families. A household of 15 cannot be conveniently accommodated in two bedroom flats hence they rejected the resettlement scheme.

b) INADEQUATE COMPENSATION:

The villagers were not adequately compensated. The rate used for compensation was outdated. The compensation for loss of economic trees, houses, graves, granaries, farmlands, community facilities etc has not been effectively carried out.

c) LEADERSHIP PROBLEM

Political ascendancy equally played a role in the reluctance of the indigenes to move. Owing to the merger of villages, there is tendency that some village Chiefs will loose their identity or status on getting to the new site. This made them to work against relocation.

d) INADEQUATE FARMLAND & GRAINARIES

Majority of the villagers are farmers and would require enough farmland and granaries (storage barns) for farming. The indigenes were complaining of insufficient farmland for their farming in the new site. This has been identified as one of the major reasons why they found it difficult to move.

e) SENTIMENTAL ATTACHMENT TO ANCESTRAL LAND

Some of the villagers claim that the grave of their parents, grandparents, ancestors exist in the land, and would not be given to strangers to desecrate. They are sentimental about land and not ready to give them up.

**f) GOVERNMENT CONTRIBUTION TO THE
RESETTLEMENT PROBLEMS**

This government has also contributed to the resettlement problems due to lack of political will, consistent policy, inadequate compensation and creation of chieftom and the attendant consequences:

i) **Lack of Political Will:** There has been a half-hearted implementation of the resettlement policy on Abuja. Adequate funds have not been made available for the policy.

ii) **Policy Inconsistency:** Policy pronouncements on resettlement in Abuja have been quite inconsistent over the years. From the on set all the villagers were to be moved out to the neighbouring states

but there was a policy shift towards integrating the indigenes. This has contributed the springing up of shanties in the heart of the city with the integration of Garki village. The policy was again changed to resettle only when development reached any village. As a result, you can see bulldozers rolling the shanty Towns and even within the city.

- iii) **Inadequate compensation:** The compensation paid for crops, economic trees and structures are low and there is need for upward review.
- iv) **Creation of chiefdom:** The appointment and recognition of chiefs in the local villages by the government, created problems. These chiefs became politically relevant and created confusion among the indigenes. As these chiefs grew in status and influence they started selling lands in their domain to desperate accommodation seekers to construct make-shift ramshackle houses that constitute blight to the environment and made it difficult to acquire land for planned development. The government has now decided to move all squatters' settlements by force, i.e, demolition of their houses without any form of compensation..

CHAPTER FIVE

OBSERVATION RECOMMENDATION & CONCLUSION

OBSERVATION:

It was observed during the study, that the two and three bedroom flats provided at Kubwa Housing Estate have been virtually abandoned by the resettlers. The resettlers abandoned it and went in to the forest to form new settlements after being paid compensation and believed to be adequately resettled. Our study revealed that this was due to:

- a) **Culture shock.** The resettlers were not properly enlightened on the enhanced standard of living they were going to be exposed and the consequential benefits. They were therefore unprepared for the new environment in which they were resettled and viewed it with suspicion and fear.
- b) The design and construction of building at the resettlement scheme were different from the traditional type in their original settlement.
- c) **Another problem was that of exposure to strangers.** The ways of life of these indigenes people have been threatened by the sudden exposure to strangers. The villagers in their traditional setting hardly wore clothes or better clothes. They perceived themselves as being inferior. Their

opinions on site of resettlement, sizes of accommodation, layout design of estate, etc must be sought.

- d) **Government must exercise utmost care in dealing with the village heads.** In the merger of villages' compatibility in terms of religion, dialect, culture and political ascendancy must be considered. Chiefs should not lose their authority or be made subordinate to "alien" chief.
- e) Enough farmland and storage facilities must be made available not too far away from the new town.
- f) The compensation paid should be review upward to reflect the current economic situation in the nation, so that the resettlers are not worse-off after the exercise.
- g) Priority must be accorded to privacy in the planning, design and construction of resettlement scheme so that the problem of intrusion will be adequately taken care of.
- h) The sentimental attachment to the ancestral land could be solved by providing a permanent graveyard/cemetery for both religions.
- i) The police barracks must be constructed as a matter of urgency to check increase in crimes in the camps.
- j) The indigenes were predominantly farmers and they were not adequately provided with farm land for farming activities within their resettlement areas. Any time people are to be resettled, some portion of their land be given to them for their present generation and yet unborn (sustainable)

In Jabi housing estate, the policemen hurriedly occupied the complete housing units at the resettlement camp before the villagers could be relocated. This has constituted the major obstacle, also the two bedroom flats were the initial arrangement with the villagers, and inadequate infrastructure facilities made it difficult for people to move therein. The inadequate quantity of compensation, leadership quality problem and complete sentimental attachment to ancestral home by the villagers and has been identified as major reasons behind the resettlement problem of FCT.

On the other hand, the government also has their problems, just like the resettlers, the problem of government is that, it lacks political will, lack of definite or change in policies, inadequate compensation heads, compensation rates, non-payment of compensation, even if they are to do so, usually waste time, some times over 5 years, and problem generated by imposing chiefs and Emirs to the resettlers.

5.2 RECOMMENDATION.

To solve the problems of resettlement scheme in FCT, all the stakeholders have to make their contributions.

The resettlers must be educated on the process. Their Chiefs/Emirs must be use to channel problems

Modern houses should be built for any resettlement camp: this will induce them to move willingly to their new places of resettlement.

Good services such as: good roads, schools for children, health centers for the sick ones, electricity, good and potable water, children playing ground, markets, street lighting, telephones, good drainages etc. If the above is to be provided, those moving to the camp will not have any course to complain.

Government should reverse the compensation rate upward after five years from time to time to check the current inflation rate, the appropriate compensation heads be identify and compensation paid for disturbance and lost of revenue for the period of relocation/disturbance.

There should be enough farm land for those resettled for the continuity of farming activities.

Each village to be allowed stay separately or close to their relations, this will enable them maintained their culture and privacy.

The villagers should be allowed chose Chiefs/Emirs of their choice.

5.3 CONCLUSION

Government should be more serious about the resettlement exercise, because without the villagers adequately resettled there would not be land for further development of the Federal Capital City as proposed in the master plan. The needed political will must be displayed and put in place.

Consistent and pragmatic policies required of this exercise must be exhibited, and adequate and equitable compensation paid and lastly give more recognition to various chiefs of these villages.

REFERENCE

1. FCDA (1989) Kubwa Resettlement Area Master Plan, final report Omonogun Printers, Abuja.
2. KALGO, M.S.U. Status Report on Jibi, Resettlement project, Unpublished paper presented at the Department of Land Administration & Resettlement. MFCT, on the 14th March, 2003.
3. Mabogunje A. (1973) Kainji, a Nigerian Man-made Lake, Niger, Ibadan.
4. Negede A. A (1973) "The administration problem of resettlement in the Kainji Lake Basin" contained in the Mabogunje Ali. (ed.) Kainji, A Nigerian Man-Made Lake Niger, Ibadan.
5. OYEDIPE, F.P.A. (1973) "Problems of Socio-Economic Adjustment of Resettlers" contained in Mabogunje, Ali (ed.) Kainji, a Nigerian Man-made Lake, Niger, Ibadan
6. YESUFU, A. O. (1970) Resettlement problems of a New Town: The case of Ajoda, Unpublished M.Sc Dissertation Dept. of Geography, University of Ibadan.