

The Emergence of Abuja, and the negative impact on the urban poor: a failed metropolitan link

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Abstract

The establishment of Abuja, the new capital of Nigeria was for a model city, without the problems of Lagos, the former capital of Nigeria (congestion, no room for expansion, ungovernable, regional rather than a national center). The Abuja Master Plan was established for the proper development of the city and the territory, but was abused, followed by policy inconsistencies, relocation of government workers from Lagos to Abuja without adequate housing and infrastructure. These, resulted in Abuja urbanization which occurred, without adequate economic opportunities for the inhabitants. Being a new capital, Abuja attracted a lot of people interested in greener pasture. In the process of staying close to their work places, the urban poor, who could not afford expensive homes in well surveyed housing estates, infiltrate the formal settlement areas of Abuja. The authors adopted content base analysis (secondary data sources), where they carefully analyzed and interpreted the works of other authors. The Abuja governments need to start working on sustainable spatial retention programmes, providing facilities that would create the much needed comfort zones for the peoples. To achieve that, the government must start providing the facilities, de-urbanize the city, provide the residents with reasonable paying jobs, provide housing, transportation, constant electricity, water supply and the fundamental infrastructure for sustainable growth.

Keywords: land, population, housing, urbanization, development, government, growth

1 INTRODUCTION

The land now called Abuja, Nigeria was originally the south-western part of the ancient Habe (Hausa) kingdom of Zazzau (Zaria). It was populated for centuries by several semi-independent tribes. The largest of the tribes was Gbagyi (Gwari), followed by the Koro and a few other smaller tribes. In early 1800s when Zaria fell to Fulani invaders, Muhammed Makau, fled south with some followers and his brothers- Abu Ja and Kwaka. Abu Ja succeeded Makau in 1825. The full name of the king was Abubakar; Abu was his nickname.

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By some accounts his fair complexion earned him the nickname "Ja" which means "red" or "fair-skinned" in Hausa. He became known as "Abu-Ja" meaning Abu the red" or "Abubakar the fair one "Other sources say that the "Ja" is a shortened form of IshakuJatau, his father's

name. King Abubakar founded the kingdom of Abuja. Abuja became a major commercial centre where goods were exchanged by long distance traders. The inhabitants successfully fought off the Fulani and were not conquered as the neighbouring lands were (Saneh, 2016).

In 1902, Abuja was occupied by the British colonial army. The British reorganised the kingdoms and called them "emirates" which means "kingdoms" in Arabic. Until 1975, it remained a quiet part of Nigeria. The problems associated with the capital being in Lagos include, congestion, regionality, divide and no room for expansion, led to the search for a new capital (Obiadi 2017). Abuja was selected from amongst 33 possible sites. The criteria used for selection included: centrality, healthy, climate, land availability and use, water supply, multi-access possibilities, security, existence of resources, drainage, good soil, physical planning convenience and ethnic accord. The Emir of Abuja at the time, Altai Suleiman Bara, was asked to meet with his Emirate Council to approve contributing four of the five districts to Abuja to become the new capital. The council was divided as some districts considered it too much of a sacrifice; but at the end, they approved the request from the Federal Government. Thus, the Abuja in Niger State contributed 80% of the land of the territory, Plateau State (Now Nassarawa State) contributed 16 percent of the South east territory and Kwara State (now Kogi State) contributed about four percent of the south-west territory (Saneh, 2016).

The Emirate was then asked to give up the Abuja for the Federal Capital Territory. Again the council was divided. In the end, they agreed believing that the name of the emirate would become famous throughout the world. The previous town of Abuja was renamed Suleja after the then Emir of Suleiman Barau and “Ja” the last syllable of the first emir’s name. Another interesting historical fact is that in the Gbagyi (or Gwan) language, the word “Aso means “success” or “victory,” according to their tradition, the original inhabitants of the region lived at the base of the rock for centuries without being conquered. The rock was a refuge as well as mystical source of strength. Asoro (“AsoKoro”) the name of the one of the local areas, therefore, means “people of victory.” In addition, the term “Aso Rock” is increasingly being used to refer not only to the physical structure of the most imposing rock in the area, but also as a symbol of government power and a nation (Saneh, 2016).

Abuja was selected as the new capital of Nigeria when it was obvious that population pressures, political and ethnic divisions necessitated a move from Lagos. On February 4, 1976, a decree was signed establishing the Federal Capital Territory of Abuja and setting up the Federal Capital Development Authority (FCDA), the organisation charged with the task of developing the new capital. Physically located in the centre of the country and viewed as neutral both ethnically and religiously, it is where culture and religion meet. The FCT has borders on the north with Kaduna State, on south-east with Nassarawa State, on the south-west by Kogi State and on the west by Niger State (Saneh, 2016).

Entering Abuja from Kaduna, the Kaduna-Zuba Expressway, the road that passes Kubwa and continues to Nyanyan and Keffi, has several offshoots into the Federal Capital City of Abuja. Most of them enter either through the Wuse District or the Maitama District. On the approach from Kaduna to the city, the ZumaRock (figure 1.0) can be seen on the left and the Madalla Market follows it on the right. It continues to the fly over bridge from where a turn to the left connects to the Murtala Mohammed Expressway North (figure 1.0).



Figure 1.0: Abuja Zuma Rock
Source: www.researchgate.net (October 22, 2016)

From Lokoja: the Lokoja-Kaduna A-2 Federal highway enters Abuja through the Central District after passing Gwagwalada town and joining the Airport Expressway (figure 1.1). From Lagos: for travelers from Lagos and the other Western areas of Nigeria, the road passing through Mokwa to Ilorin, Suleja to Abuja will be more suitable, while the road through Lokoja will be better for those from the Eastern areas (figure 1.6). From Jos: the road from Jos to Abuja passes through Keffi and Nyanyan before entering the city through the Asokoro District (figure 1.1).

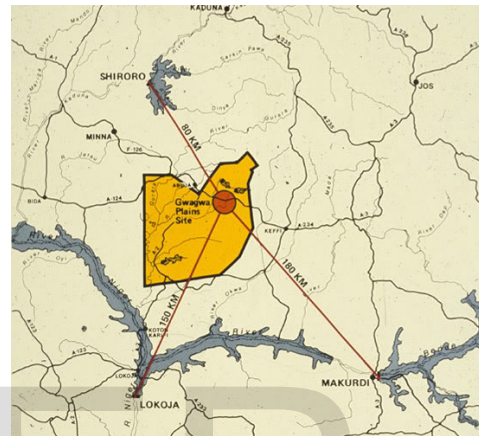


Figure 1.1. Abuja Map, showing entry points
Courtesy: Abuja Master Plan.

The 1979 Master Plan called for Abuja to be developed in four phases (figure 1.2). It estimated a population of about 3 million by the year 2010 and a maximum population of 4 million well into the 21st century. Nearly the entire Phase 1 development has been completed and it includes the following: the Central Business District, the Three Arms Zone (presidency, National Assembly and Supreme Court as well as the Maitama, Wuse, Garki and Asokoro residential and business districts. The Phase 1 area of the city is divided into five (5) districts (figure 1.3). They are the Central, Asokoro, Garki, Wuse and Maitama. There are also five districts in Phase 2. They are Kado, Durumi, Gudu, Utako and Jabi. And the Phase 3 districts are Mabuchi, Katampe, Wuye and Gwarimpa. There are also five suburban districts, which are Gwagwalada, Kubwa, Nyanya, Karu and Jukwoyi (Saneh, 2016). Along the Airport Road on the approach to Abuja City are satellite towns, namely Lugbe, Chika, Kuchigworo and Pyakassa. Other satellite towns are Idu (the main industrial zone), Mpape, Karimu, Gwagwa, Dei-Dei (housing the International Livestock market and also International Building materials market) (Obiadi, 2017).

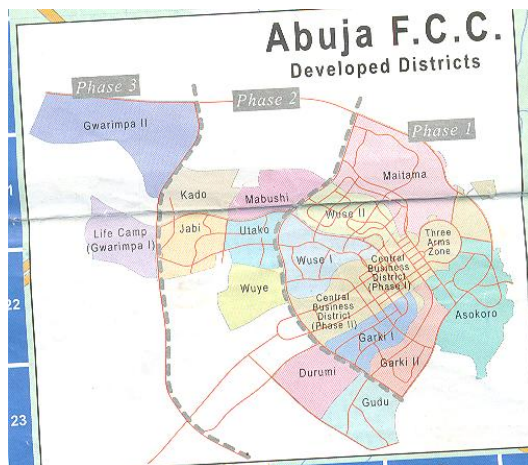


Figure 1.2. Map of the Abuja Federal Capital City, Developed Districts
FCT PHASE 1,2& 3 MAP.jpg (49.26 KB, 505x441)
Source: Internet, Abuja master plan (March 2015)

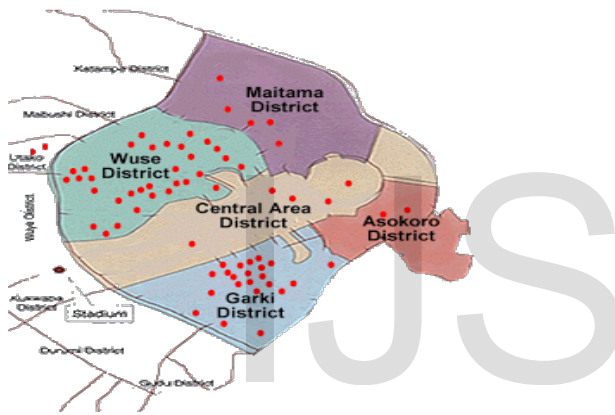


Figure 1.3. Map of Abuja Central City area
Source: Abuja Recreation Parks (October 22, 2016).
<http://abujarecreationparks.blogspot.com.ng/>

Although built in the 1980s, Abuja officially became the capital of Nigeria on 12 December 1991, housing most of the foreign embassies, Economic Community of West African State (ECOWAS), OPEC and many others. Since December 1991, Abuja and some of its metropolis have been growing at the rate of 20 to 30% per year (Abuja City, 2013). Abuja covering about 7, 315sq km (figure 1.4) and the Federal Capital City covers approximately 250sq km (Adeoye, 2006).

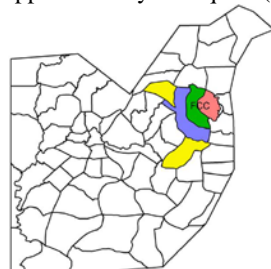


Figure 1.4. Map of the federal capital territory, showing the location of the city of Abuja (AGIS, 2006)
Source: Internet, Abuja master plan (March 2015)

Most of the diplomatic missions have relocated to Abuja from Lagos; some are using temporary buildings and residences while their permanent structures are being built. The Gwarimpa District, where many of the construction companies' "Life Camps" are located, has also been developed but lies outside the Phase 1 area. Construction service companies and enterprises continues at a fast pace in Abuja and new places open weekly. Phase 2, under development currently, involves the integration of the surrounding Katampe, Mabushi, Utako, Wuye, Durumi, Gudu, Jabi, Duste and Gaduwa areas into the city. Phase 3 and 4 have not yet been fully planned.

Unfortunately, due to rapid population growth, some of the initial facilities are now being over stretched. There has been a prolific development of Squatter settlements and shanty towns on the city limits. Tens of thousands of people have been evicted since former FCT Minister Nasir El-Rufai started a campaign in 2003, aimed at bringing city development back in line with the original Master Plan (Saneh, 2016).

Abuja has six Area Councils in the Federal Capital Territory, each subdivided into wards headed by local councils. The Minister of the Federal Capital Territory is the overall leader and is appointed by the President of Nigeria. The "Three Arms Zone" or TAZ is fashioned after Capitol Hill in Washington D.C. where the U. S Congress, the Supreme Court and the White House are within a short distance of each other. In Abuja, the TAZ consists of the presidential Villa, the National Assembly and the Supreme Court, all surrounded by a ring road (figure 1.5 and 1.6).

The Central Area is distinctive, an identity created through site selection and design that tied the major activities of the government together. It comprises the national government center, national cultural institutions, and the central business district. Outside the Central Area, rests, mini-cities with populations of 150,000 to 250,000, organized around local business and employment centers, and are connected to other parts of the city by exclusive transit-ways.



Figure 1.5. Central Area District
Source: Abuja Master Plan.

Abuja's Central District is located between the foot of Aso Rock and into the Three Arms Zone to the southern base of the ring road (figures 1.5 and 1.5). It is like the city's spinal cord, dividing it into the northern sector with Maitama and Wuse, and the southern sector with Garki and Asokoro. While each district has its own clearly demarcated commercial and residential sectors, the Central District is the city's principal Business Zone, where practically all parastatals and multinational corporations have their offices located. An attractive area in the Central District is the region known as the Three Arms Zone, so called because it houses the administrative offices of the executive, legislative and judicial arms of the Federal Government. A few of the other sites worth seeing in the area are the Federal Secretariats alongside ShehuShagari way, Aso Hill, the Abuja Plant Nursery, Parade Square and the Tomb of the Unknown Soldier across the road facing it. The National Mosque and National Church are located opposite each other on either side of Independence Avenue. Buildings such as the National Assembly building in Abuja, Eagle Square, and Aso rock, the presidential villa, are situated in Abuja. Another well-known government office is the Ministry of Defense, popularly nicknamed ship house (Skyscrapercity.com, 2016)

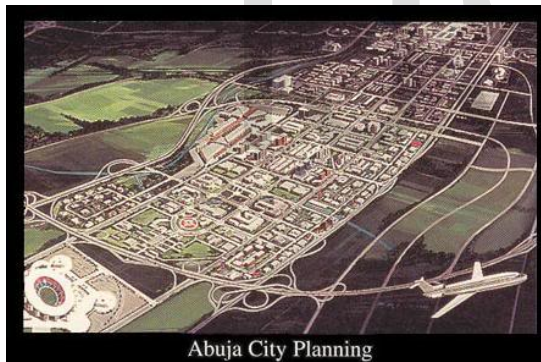


Figure 1.6. Central Area District
Source: Abuja Master Plan.

The Garki District is the area in the southwest corner of the city, having the Central District to the north and the Asokoro District to the east. The district housed impressive buildings, that include the General Post Office, Abuja International Conference Centre, Abuja Sofitel Hotel, Agura Hotel, the Federal Secretariat Complex, Garki Shopping centre, several bank buildings and other commercial offices. At present it is the principal business district of Abuja.

Wuse District is the northwestern part of the city, with the Maitama District to its north and the Central District to its south. The Wuse Market is Abuja's principal market. The second most important Post Office in the city is located there. This district also houses the

Sheraton Hotel and Towers, Ibru International hotel, and the Nigerian Tourism Development Corporation.

Maitama District is to the north of the city, with the Wuse and Central Districts lying to its southwest and southeast respectively. This area is home to the top bracket sections of society and business, and has the reputation of being very exclusive and also very expensive. Interesting buildings include the Transcorp Hilton Hotel, National Universities Commission, Soil Conservation Complex, and National Electoral Commission are located there and home to many European embassies in Nigeria.

Asokoro District, the doyen of all the district houses all the states lodges, guest houses and the famous ECOWAS secretariat is the focal point of interest. It is located to the east of Garki district and south of Central district. Asokoro district is home to ministers and political figures in Nigeria.

1.1 The New Federal Capital Territory Setting

Okonkwo (2006), in his essay: The Building of a New Capital and its Local Communities: Abuja Federal Capital City on Focus, made a detailed and extensive studies of the reasons for the development of New Capitals and the study of Abuja FCT. It is out of his explanations that the present authors extracted greater part of what is presented in this section, as it were an account of Abuja's geographic information and development objectives. The geography of Nigeria is characterized by three large Plateau areas divided from one another by the troughs of the Niger and Benue Rivers. Along the seacoast stretches an alluvial plain averaging about 100 miles in width. This alluvial plain bulges out into the Atlantic Ocean where the Niger delta with its intricate pattern of watercourses penetrates it. The characteristic vegetation of the coastal plain is a dense tropical rain forest. This is replaced by various types of savanna vegetation as the Plateau uplands rise from the coastal plain. Moving north, the climate becomes drier until at the north boundary of the country it becomes nearly desert. The site selected by the Location Committee and defined in the 1976 Federal Capital Territory decree is an 8,000 square-kilometer area south of Abuja (the town which lost its name to the New Capital City and is now called Suleja) surrounded by Niger, Kaduna, Plateau, and Kwara States. Figure 1.7 indicates the location within Nigeria. As can be seen, the Federal Capital Territory (FCT) is central to Nigeria lying just above the hot and humid lowlands of the Niger/Benue trough but below the drier parts of the Niger and Benue rivers. The Jema's platform, a continuation of the Jos Plateau, extends well into the middle of the Territory.



Figure 1.7. Map of Nigeria showing the FCT location.
Source: Ezekiel Izuogu, Vanguard (October 22, 2016)

1.2 Locational factors in establishment of new capitals

1.3 Nairobi in Kenya:

Although at one time the administration of Kenya and some neighbouring countries was carried out from Mombasa on the coast, the British had to move their center of administration to Nairobi, a place which was more central and from where therefore administration was easier. Nairobi is fairly central in so far as Kenya was concerned. It is 300 miles from Mombasa, 230 miles to either the Eastern or the Western borders. Very good roads have been constructed since independence connecting Nairobi not only to most corners of the country but also to Kampala in Uganda, and Dar-Es-Salaam in Tanzania. Right from the beginning, Nairobi was a planned city; therefore it has not experienced the difficulties of other African cities which were not planned. The city stands on part of 266 square miles of state land, and is accorded a provincial status of its own. The provincial administration is headed by a Provincial Commissioner who is a political appointee by the President.

One of the problems being experienced by the Council is the influx of people from the rural areas to the city in large numbers. The population in the 1970s grew by 7½ per cent every year. This has resulted in congestion in the schools, hospitals and the housing estates. The Council and the Government tried to encourage the people to go back to their lands but not without success. Therefore the Government began to encourage the erection of more industries not within Nairobi but outside it in the rural areas so that people can secure employment there and still live not too far from the city.

1.4 Gaborone in Botswana:

Before Gaborone became the capital of Botswana, Lobatse, about 45 miles away, was the town which housed the pre-independence Legislative Council Chambers whilst the country was being administered

from Mafeking, a town within the Republic of South Africa. Gaborone was a new city built on a virgin soil. The land was crown land; therefore the question of compensation for the land did not arise. When in the early 1960's it became obvious that the then Bechuanaland Protectorate was to achieve independence status the ruling political party gave thought to the siting of a Capital City for the independence state. The a few towns mentioned, like Lobatse, Francistown and Mahalapye had a sizeable population. So it was decided to start a new town on a virgin soil since Gaborone consisted of only a few hamlets; with little or no impact on the local community. The other towns were disqualified either on the grounds that they were not central enough or that they did not have adequate water supply. In the case of Lobatse, apart from it not possessing adequate supply of water, there was not sufficient land for future expansion since the town is almost entirely surrounded by mountains.

Another factor which tipped the balance in favour of Gaborone was that the Government was anxious not to locate the capital within the lands owned by any of the major tribes. Although, for example, Mahalapye is more central than Gaborone, it is located within the territory of the most powerful of the tribal groups. Two problems were identified. One, as has now been realized, was the failure to locate the housing area of the low income group nearer the center of the town and within easier access of the government offices. The second is that ten-year projection figure of the population of the city was achieved in less than five years, and this has led to other difficulties in housing accommodation. The population which was only 8, 000 in 1971 had jumped to 25, 000 in 1975.

1.5 Lusaka in Zambia

From the time in 1899 when what has now become Zambia came under British rule and was christened Northern Rhodesia in 1935, that country was administered from Livingstone, a town situated at one corner of the country. The center of administration was then moved from Livingstone to Lusaka because Livingstone was at one corner of the country whilst Lusaka was about the middle of the way to the rich copperbelt area. Furthermore, the weather in Lusaka is mild with only a little variation in temperature and average rainfall is between 35 and 40 inches a year. It is at an altitude of about 4, 000 feet above sea level. On the other hand Livingstone is much hotter, and more humid.

Another factor is that Lusaka is surrounded by local communities and good farmland where maize and vegetable for feeding the population grows easily. There is also adequate underground water. Seven out of the 17 million gallons of water consumed come out of bore-holes; the rest which is surface water is piped from a distance of 30 miles. Good roads now radiate from the

city to most parts of the country. Lusaka is within the central Province, but it is not the headquarters of the province. It forms a district of its own although the City Council has for a long time been pressing the central Government to create the city into a Province of its own which will be answerable direct to the president.

1.6 Dodoma in Tanzania

Dar-es-Salaam was the seat of the administration of Tanganyika whilst it was a British colony. After independence it amalgamated with Zanzibar situated nearby in the Indian Ocean, thus constituting the State of Tanzania. After this amalgamation, Dar-es-Salaam continued as the capital of the new state of Tanzania. The idea of relocating the capital of what is now known as Tanzania (Tanganyika and Zanzibar) started quite a long time ago when it was a mere matter of public debate. However, in 1959 the question was formally debated by what was then called the Elected Members' Organization. Few towns were considered but the proposal was shelved for fear of the possible cost. By 1972 Tanzania had become a Republic and Dodoma was chosen as the new capital of the country.

Two principal reasons were given why Dodoma was chosen in preference to the other competing towns of Arusha, Iringa, and Tabura. First was its central position. Although Dodoma is not in the actual center of Tanzania, it is the most central of all the places considered. It is 304 miles away from Dar-es-Salaam. Up till then the development of the country had been at the periphery and it was thought desirable that the central area, where Dodoma is situated, should be exposed to some development. Second was that Dar-es-Salaam had reached the limit of its possible expansion and it was thought that any attempt to expand it further would result in extremely great expenses which were better utilized in building a new city. Dar-es-Salaam would thus continue to be the main port. Other matters which were taken into consideration when deciding to relocate the capital at Dodoma were the equable climate – the temperature does not exceed 20°C and it is at an altitude of about 4,000 feet above sea level, and local availability of building materials like clay, marble and so on.

1.7 Islamabad in Pakistan

Karachi which was the largest city in the country was automatically adopted as the temporary capital after the emergence of Pakistan as a separate country following the granting of independence status to, and the partitioning of, the erstwhile Indian sub-continent. However, soon after the dust of the independence celebrations had settled, the problem was raised whether Karachi, the capital of the Province of Sind and the most important commercial center in the country could still continue to function effectively as the capital of the whole country. Consequently, in February 1959, a

commission was appointed to examine the question as to whether Karachi could be suitably planned to enable it to continue playing the role of the country's capital or whether a more suitable location should be found for a new capital. After the commission had submitted its report later that year the government decided to build a new capital a few miles away from an existing small town by the name Rawalpindi at a site which satisfied certain laid down criteria. In all the Government of Pakistan decided to build a new capital for the following three main reasons:

The congestion in Karachi which caused Government Departments and Ministries to be housed in different parts of the city. Nevertheless most of these Departments and Ministries could not even boast of adequate accommodation.

- (a) The need was felt to move Government offices and functionaries away from the "corrupting influence of trade commerce in Karachi". It appeared to the Government that the outlook of Karachi was more commercial than administrative.
- (b) With a high relative humidity the climate in Karachi was considered not conducive to hard work. Officials from the northern parts of the country often complained of the debilitating effect of the humidity.

The building of Islamabad on its site impacted minimally on the local community as it satisfied such other criteria among which are:

- (a) The need to select a sparsely populated area; and
- (b) The need to avoid sacrificing good agricultural land.

By 1960 a master plan for the city which was named Islamabad had been completed, and the acquisition of the land took place soon after. The Capital Development Authority was set up and the construction of the essential infrastructure commenced. The people who occupied the area which was first to be developed were dislodged and resettled; about 12,500 families were displaced. As the site for the capital was quite close to the existing town of Rawalpindi where there was available some accommodation, movement of officials from Karachi to Rawalpindi commenced soon after the decision to relocate the capital was announced but the large scale movement of people began in 1966. In 1975, the population of the city was only about 100,000 consisting mainly of civil servants and members of the Diplomatic Corps and their families.

1.8 Canberra in Australia

Canberra has an interesting history. Before the turn of the 19th century it had been agreed by the different states making up what is now the Commonwealth of Australia to carve out a national capital from the State of New South Wales. In spite of this agreement however what was called the “battle of the sites” raged from then on for several years until finally Canberra was chosen from among scores of possible sites which had been suggested at the invitation of the Government. The necessary legislation was passed in 1909.

Two major factors were taken into consideration: accessibility and the existence of abundant water resources. Meanwhile the Australian Parliament continued to meet at Melbourne whilst Sydney continued as the main port, and even though the first foundation stones of the first buildings at Capital Hill had been laid on 12th March, 1913 not much progress was made in the building of the capital for several years. However, a development authority was created under the National Capital Development Commission Act 1957-60. The commission has power to provide, or arrange for the provision of, within the Capital Territory, buildings, roads, bridges, works for the supply of water or electricity, sewage or drainage works. The city was to house both government officials and some “clean” industries. Industries which were capable of polluting the water, or the atmosphere, or damaging the ecology of the surrounding areas of the city were not to be allowed in or near the city. But such “clean” ones like the building, electronic, and computer industries should be provided so as to attract others into the city. By 1975 the amount of money spent so far in building Canberra had exceeded \$2 billion. In 1946, the population of Canberra was 14,100; in 1966 it has jumped to 93,314 and in 1974 it was estimated to be about 180,900. But the people were extremely proud of their city. More than two towns had been developed as satellite towns to the capital a few kilometers away from the city but situated within the Capital Territory.

1.9 Brasilia in Brazil

The history of Brasilia started in 1789 when the idea of a city located in the interior was first proposed, and this proposal was re-iterated in 1822 on Brazil attaining independence from Portugal. The present site was not however selected until 1956 after some eight years of surveying and testing various parts of the country. Then the work was committed to architects and town planners by the Government of President Juscelino Kubitschek de Oliveira. In April 1960, the Central Square of Three Powers (Executive, Legislative and Judicial) was dedicated and the Federal Government began its move from Rio de Janeiro. One purpose of Brasilia was to focus the attention of Brazilians on the interior of the country and to hasten the development of the resources of the area.

The Federal District occupies an area of 3,613 square miles. “Chapadas” or rolling prairies, make up most of the land area, where the highest altitude is about 1,152 meters and the average temperature 20.4°C. The minimum average is 15.9°C and the maximum average is 26.6°C. The relative humidity is low, even in the rainy season. In 1962, the University of Brasilia began academic activities. By a government decree all foreign embassies began operations in Brasilia in September 1972. By 1975 the population of the Capital Territory was about 761,624 out of which nearly 400,000 live in the city. With large beautiful and modern hotels, beautiful shopping arcades, numerous restaurants, art galleries, cinema houses, night clubs which are filled to the brim at week-ends, numerous theatres for dramatic, operatic and modern performing arts, Brasilia has become the pride of the inhabitants of that city and of most of the Brazilians in general, a symbol of their unity and greatness.

In practically terms, most of the countries which, by 1975 had built or were planning to build new capitals, had a form of federal constitution and the federal capital was usually the exclusive responsibility of the federal government and agencies deriving authority from it. In almost all cases, from Madrid (Spain) in the year 939 to Abuja (Nigeria) in 1979, the search for a more central location had underlined the adoption of new capital sites. Consequently, development was taken to areas which hitherto were not only generally sparsely populated but also contributed quite little to the national economies of each country. Nevertheless, the design concept and physical development of the new capitals have been underpinned by the theory and principles of “garden city” by Ebenezer Howard (1898) which influenced the building of Letchworth in 1902 and Welwyn in 1920 as new towns. Apparently following Howard’s guide, even when the new capital locations were in virtually virgin lands, the following countries either built or were building their new capitals and as such moved from the old capitals: Brazil moved from Rio de Janeiro to Brasilia in 1927; Australia from Melbourne to Canberra in 1927; Zambia from Livingstone to Lusaka in 1935; Botswana from Lobatse to Gaborone in 1960; Pakistan from Karachi to Islamabad in 1960; Kenya from Mombasa to Nairobi in 1970; and Nigeria from Lagos to Abuja in 1979. The building process of Abuja was intensified in 1992 when the seat of the Federal Government of Nigeria finally relocated to the new capital. Today, about 27 years after commencement of development on the new capital of Nigeria, the building process is still going on and the major foci have been the achievement of the city’s “imageability, efficiency and flexibility” and the provision of “an overall framework for growth which could deal with the unforeseen”

1.10 Centrality of Demarcated Territory

Hitherto, we have seen a catalogue of the factors and criteria which influenced the location of new capitals in some countries and in Nigeria. After full and careful consideration of all relevant questions the Committee recommended an area of land to be designated as the FCT. By the application of the criteria catalogued above the question of alternative locations did not arise. The area recommended and demarcated was centrally located (Figures 1.0, 1.2, 1.3 and 1.7) and fell roughly within the following description:

Starting from the villages called Izom on 7°E Long. and 9°15' Lat., project a straight line west-wards to a point just north of Lehu on the Kemi river; then project a line along 6°47½'E south-wards passing close to the villages called Semasu, Zui and Bassa down to a place a little west of Ebagi; thence project a line along parallel 8°27½'N Lat. to Ahinza village 7°6'E (on the Kanama river); thence project a straight line to Buga village on 8°30'N Lat. and 7°20'E Long; thence draw a line northwards joining the villages of Odu, Karchi and Karu. From Karu the line should proceed along the boundary between the North-West and Benue-Plateau States as far as Karu; thence the line should proceed along the boundary between North-Central and North-Western States up to a point just north of Bwari village; thence the line goes straight to Zuba village; and thence straight to Izom. The area is shown on the Map of Nigeria, (Figure 1.7), and therein clearly demarcated.

1.11 Local Communities Settlement Patterns

Based on the various Federal Surveys mappings of the FCT, there were known to be between 500 and 600 settlements and villages located within the FCT. Generally, these settlements were scattered relatively evenly throughout the four major plains areas of the Territory. The few concentrations of settlements that did exist occurred either along the major existing road-ways or along the major streams and rivers flowing through the Territory. Although approximately 120 (or 22 percent) of the settlements were directly served by some type of roadway, many of the remaining villages were in extremely remote locations which were then connected to surrounding settlements only by footpaths.

Reconnaissance of the FCT suggested that many of these settlements were very small, some under 100 person's total population. The former Kwara State portion of the FCT, encompassing less than one twentieth of the entire site contained over 15, 000 people. The area for the FCC's first phase of development contained approximately 11,000 people. Based on existing data, the entire FCT may have had a population of over 300, 000 or an average population density of 0.3 to 0.4 persons per hectare.

At commencement of building of the new capital, very few of the then existing settlements had some type of

health, education, or welfare services. Based on information taken from Federal Survey maps of the FCT, the following 13 settlements within or immediately adjacent to the FCT were known to have community facilities or services: Wuse (school); Karu (district headquarters, school, market); Garui (school); Bwari (market); Garki (school, dispensary); Garki (school); Izom (school, market); Abriza (general hospital, pottery training center, school); Gamu (church); Dafia (school); Dangara (school); Abaji (school, church); and Masaka (school, market). Gwagwalada, though known to be one of the larger settlements in the Territory, was not indicated by Federal Surveys as having any facilities.

Representing only about two percent of the total number of these settlements in the FCT, most of these villages were located along the major roads that cross the Territory. Assuming that five kilometers are the maximum distance people might be expected to travel to these villages with services, only about 80 settlements (or 15 percent of the total number) fell within this accessibility radius. If 10 kilometers were assumed to be the accessibility perimeter, then approximately 186 settlements (or 34 percent of the total number) might be considered to be served by existing facilities. The FCT was accessed by roads generally limited to the central sections along the two major road corridors. Areas outside these corridors were served only by several dirt tracks running from larger villages. About 1976, there were 259 settlements within 5 kilometers of existing roadway, or approximately 47 percent of the total number of settlements (Okonkwo, 2006).

1.12 Gwagwa Plains Landscape

From an aesthetic point of view the new capital site has exciting visual potential. Its gently rolling terrain penetrated by occasional rounded knolls and outcroppings presented minimum constraints but offered variety of features which were exploited to advantage in the master planning and urban design process of the city. The backdrop of low mountains to the north dominated by the Aso Hills presented a dramatic overall setting.

In particular, the area adjacent to the Bwari-Aso Hills was perhaps the most visually interesting section of the FCT. The prominent granite inselberg called Aso Hill, located in these hills near the FCT border was, aside from Zuma Rock near Suleja, the most dramatic and easily recognized feature in the Territory. Its visual presence, dominating views far as much as twenty miles, clearly marks the north-east quadrant of the Gwagwa Plains as a site of particular visual merit. The Gwagwa Plains rise from an elevation of 305m in the West to 610m in the east within the area of the new capital city. The bulk of the city could be concentrated in lands with elevation from 1,200 feet to 1,700 feet to capitalize on climatic advantages of higher altitudes.

Only the airport needed to be sited below elevation 1,200 feet.

The area demarcated as the FCT is predominantly in Gwariland and falls into one of the very few “buffer” zones. It has displayed a high degree of neutrality between the major northern and southern ethnic groups. The development was planned in such a way that no settlements or people affected would become separated from their “kith and kin” or be rendered “homeless” in the sense that a whole ethnic group may regard themselves “homeless” if their entire land were taken away from them and they were asked to go to settle in lands belonging to other ethnic groups.

1.13 Symbol of Unity

This highlights another factor underlined by the fact that a new capital created on a virgin land would be for the vast majority of Nigerians a symbol of their unity and of the nation’s greatness. Nigeria was in the process of building a nation of the many “nations” which occupy the geographical area of land known as Nigeria. One way of forging the idea of unity of the country was by building a Capital City which would belong to every Nigerian, where every Nigerian will rest assured that he had an opportunity to live in parity with every other Nigerian, and where no Nigerian will be regarded either in law or on the facts as a “Native Foreigner” (Okonkwo, 2006).

1.14 The New Capital City Local Communities

The FCT local communities are restricted to those indigenes of the Gwariland who lived in villages within area demarcated for the building of the new capital of Nigeria. Today some of these villages have disappeared while others have had their names changed or absorbed into larger communities as a result of the process of building the new capital. On the Gwagwa-Karu axis where the Federal Capital City is located, many smaller settlements such as Wuse, Garki, Maitama, Asokoro, Apo, etc who were slated for resettlement outside the FCC have lost their names to present day development layouts, constituting greater number of the residential communities in the city. The level of development attention in these layouts presupposed complete relocation of the villagers to larger villages outside the Capital City; these larger villages formed the basis of the Regional Plan recommendation for development of series of satellite towns to support the Capital City.

The new capital residential communities are organized around households sharing daily public services which are within walking distances. Such communities vary in size depending on sharing patterns orientation to transportation facilities, residential density, natural physical boundaries, etc. An examination of urban patterns in existing Nigerian cities supports the importance of permitting such factors to reinforce

traditional ties of social, cultural, occupational and administrative groupings in evolving a sense of community which can contribute to residential satisfaction. However, the application of this concept in building the new capital implied a physical expunge of the local communities and complete loss of their identity within the city; the names of the villages are retained but the villagers and their settlements are no longer there. Within residential communities, housing dominants land use as well as the most direct point of contact between the new city and its residents. The housing program for the city was formulated to strike a balance between the improved standards of housing which the public and private sectors wished to provide and the costs the city’s residents could afford; but seemingly without strategy to involve those who originally inhabited the area because they have been asked to relocate outside the capital city.

1.15 Local Communities Relocation and Settlement areas Development

The Federal Government policy indicated that the local communities within the FCT would be permitted to remain in their present location with the exception of those populations located within the New Capital City site or within other needed support areas in the Territory such as the game reserve area; the reservoir watersheds; the plains areas adjacent to the Capital City containing the airport; and the key access points to the Territory. Most of the local community populations were involved in cash crop farming. As indicated above, under the regional development plan of the FCT, larger villages within the FCT were to form the basis of satellite towns to support the new city. In line with this, Gwagwalada, Dafa and Dangara were to be developed into new towns while Abaji, Bwari and Gawu were recommended for improvement to logical relocation centers. This improvement could be done through sustained maintenance and reinforcement of their community facilities. In other words there was the need to establish an urban belt within the FCT which would contain various city facilities and associated intensive urban activities. While accepting the idea of urban belt to complement and supplement the Capital City growth, it was decided that this belt should only lie to the West of the A2-highway in order to leave the entire portion of FCT east of A2-road up to City site for its development and expansion

Although relocation within the FCT may have been the most straightforward solution, it would probably not be applicable to all the residents being relocated. Given that virtually all of the population to be relocated lived in rural areas, it seemed likely to assume that most, if not all, would prefer less urban accommodation. However, relocation within the FCT, to villages which already have some of the basic community facilities could significantly improve the provision of services to the overall population without the necessity of the large investments in rural road connections that would be

required to provide fixed or mobile facilities. Thus, certain villages because of their size and location can logically become centers of new employment in the FCT associated with Capital City construction and operation.

In its adoption of the third relocation option, Federal Government policy allowed willing indigenes of the FCT to relocate within or outside the FCT. However, those whose villages (Wuse, Garki, Maitama, Askoro, Apo, etc) fell within the new Capital City were compensated by the Government so they could resettle in the larger villages within or outside the FCT. The relocation policy also provided that settlements within 5 kilometers of the Capital City site be relocated in order to protect the periphery of the City from development encroachment or unplanned expansion of existing settlements. It was estimated that the number and location of villages, about 40 villages had to be relocated in the initial stages of City growth, and an additional 85 as the City expanded to 3.1 million population.

Relocation of the local communities was planned in phases and areas. Hitherto Government, under the Federal Capital Ministry, is yet to achieve its relocation plans. Apart from the fact that relocation meant socioeconomic dislocation of the local communities, especially those who fell within the Capital City growth areas, the incomprehensive implementation of the programmes have helped to compound more the problems associated with local communities' adjustment in resettlement sites. First-phase relocation involved some 11,000 people while later relocation from the remaining City site involved between 8,500 and 17,000 people.

At the time of implementing the game reserve relocation of existing settlements within the park boundary, relocation from the Bobo Plains might involve 55 settlements, or between 5,500 and 11,000 people. Based on health hazards associated with human or animal contamination of surface water bodies, the relocation of settlements within 1 kilometer of the watershed and all settlements within the watersheds of the proposed reservoir in the Bwari-Aso Hills shall involve about 24 existing settlements with a combined population of between 2,400 and 4,800 residents. Settlements in the FCT within 5 kilometers of the intersection of the two major road corridors (routes A-2 and A-234) entering the northern part of the Territory, and involving 12 settlements of between 1,200 to 2,400 residents, were slated for relocation. The area between the Capital City site and the A-2 highway, involving as many as 28 settlements of between 2,800 and 5,600 residents, in which all the settlements were to be relocated, has been receiving some of the planned development including a number of institutional and service land uses related to the Capital City, as well as the international airport.

However, the associated selective relocation program which meant the relocation of only those villages displaced by specific development has been compounded by constant influx of migrants and steady expansion of the settlements. In the long run, assuming that all the elements of the regional plan were to be implemented, the total relocation effort might involve approximately 264 settlements. Assuming an average of 200 residents per settlements, the program could involve approximately 50,000 people. Although this represents a very high percentage of the total number of local communities' settlements (42 to 46 percent) and many people, it must be recognized that this represents a total relocation program which, having commenced in 1979, would be executed over many years.

Nevertheless, while the origin of the problematic situation of the local communities whose settlements fell within the Capital City site could be in the non-implementation of the planned relocation programmes, the problem of those local communities outside the Capital City but within the FCT responds to their seemingly non-inclusion in the spatial economic order which has evolved as a result of the building of the new Capital within their Gwariland.

1.16 Development of Relocation Settlements

Most of the local community populations were involved in cash crop farming. While their farming practice varied according to location, slash-burn cycles and crop rotation were practiced with the main crop being yams on near farms while distant and fadama farms (outside villages) were planted with guinea corn and rice. Millet, beans, and cassava were also grown along with economic trees, such as oil palm, shea-butter, locus beans, banana, and other fruits. Large numbers of poultry, goats, and sheep were also kept, and cattle were occasionally grazed through by nomadic herdsmen. So, stimulation of development in settlements where the local communities had to relocate, a general development strategy was adopted. This strategy was based on the following principles:

- (a) Reinforcement of the existing larger and more accessible villages and towns such as Gwagwalada, Dafia and Dangara as satellite towns and service provision centres.
- (b) Establishment of a zone for economic development with controlled land use along A-2 regional highway in conjunction with the development of agriculture, forest, extractive and construction industry activities.
- (c) Encouragement of natural consolidation of smaller and less accessible villages by strategic distribution of services and infrastructure and relocation policy.
- (d) Provision of improved standard of public services.

Economically, relocation areas were to largely consist of agricultural development, more intensive development of forestry products, and the establishment of extraction and building materials industries to service the construction of the New Capital City. These activities were confined to relatively specific areas:

- (a) Agricultural development to be considered in areas west of Gwagwalada along the Usuman River. Agroindustries supplying perishable food to the city to be established along the highway corridors closer to this city.
- (b) Productive forestry development to be considered for areas along the Usuman east of Gwagwalada.
- (c) Extractive industries to be developed in the southwestern quarter of the Territory adjacent to sand deposits, or in the Gwagwa Plains, where deposits of clay and granite are likely to be found.
- (d) Other industries, such as building materials industries neither reliant upon nor located near raw materials resources and construction related industries, to be located near major transport arteries and near the developing areas served by these industries.

With special reference to the local communities, above development strategy and its relatively specific areas have not repositioned them within the new FCT economic order; main reasons include:

- (a) The local communities are predominantly farmers and agricultural land in the FCT still generally supports subsistence farming. Some small areas of plantation forestry exist, but compared with other agricultural areas in Nigeria, the FCT is not yet a rich farm area. In general, other agricultural areas, outside the FCT, can supply needed foodstuffs more economically than could the FCT local communities.
- (b) Even though the development strategy is underlined by a great effort by the Government to reorganize land tenure patterns, introduce advanced farming techniques, provide operating capital, and introduce other technical assistance, current macroeconomic planning and management of the country underscored by economic reform programmes shall may not allow the Government to carry out such programmes.

Nevertheless, in some types of agricultural products, it is a matter of some economic importance that the New Capital achieves a measure of self-sufficiency. This applies particularly to products that must be consumed fresh: fruits, vegetables, meats and some dairy products. Additionally, among forestry products, firewood for cooking purposes is supplied by the local communities. Therefore, their competence will remain, for a long time, within three types of local consumption surplus agriculture such as irrigated truck and fruit farming, cattle grazing on both irrigated and non-irrigated land, and irrigated firewood forestry.

1.17 The Satellite Towns

Another area that shows the relationship of the new Capital with the local communities is the establishment of satellite towns which, as earlier pointed out, were, among others, to constitute relocation settlements for those villagers who had to vacate their land for the establishment of the FCC. After a thorough analysis of the existing natural condition and the future needs of FCC, Gwagwalada was selected as the first new town to be developed. With a population of about 5,000 in 1979, the village was about the largest existing settlement within the FCT. It is located at about 40 kilometers from FCC west of the A2-road.

Today, the Gwagwalada–Izom road through Paiko is of much significance. When they are established, it will link the proposed heavy industries of Gwagwalada to Izom's ceramic and mechanized farm projects adjacent to Gwagwalada; currently it diverts some traffic away from the A2-road. The spatial relationship of Gwagwalada with Suleja (though outside FCT) is worthy of note. Suleja's proximity and the early Government policy of encouraging FCT's population movements to Suleja, Gwagwalada and Kwali have helped to stabilize the area.

Fundamentally, the idea to establish a series of new satellite towns to supplement the Federal Capital City as pointed out above was actually part of the International Planning Associates (IPA) recommendations on the Implementation of the Master Plan for the City. The need for immediate development of Gwagwalada as the first among the series of the satellite towns thus became apparent with the growing need for administrative attention, distribution of services, facilities and amenities to increasing population of the periphery villages in which local communities expunged by the building process of the new capital resettled.

1.18 Gwagwalada Satellite Town and the Traditional Village

The Draft Regional Plan also recommended that several towns should be designed along the A2-highway as centers for delivery of services to FCT inhabitants. The towns would accommodate resettling Gwari people and attract people from all works of life. Apart from Federal Capital City (FCC), the satellite town of Gwagwalada was planned to become the biggest and most important urban, administrative and cultural center within the Federal Capital Territory (FCT). The functions of the town which are in close connection with the development of the New Federal Capital City include the following

- (a) To serve as the administrative, commercial and cultural center for the delivery of services to all the settlements and inhabitants of FCT outside the Federal Capital City.

- (b) To be the agricultural nerve center of the FCT, this will guarantee the supply of food and other allied agricultural goods.
- (c) To be the center for small, medium and large scale industries within the FCT to supply the inhabitants of FCC with industrial goods which are not produced in FCC itself.
- (d) To be the center for absorbing surplus immigrants to FCC.
- (e) To support construction work at the site of the FCC by producing construction materials, accommodating construction workers and providing a broad range of services connected with the building of the FCC.

One peculiarity of the town is the link between the traditional village and the added new town. The traditional village of Gwagwalada is a dominant element in the development of the new town. The need to integrate the village with the new town is of the paramount importance. To have done otherwise would have been very costly both in financial and social terms. The Gwagwalada village inhabitants were not resettled in the process. They were not resettled but together with other FCT local communities who relocated from elsewhere were rather integrated into the town through the following measures:

- (a) The existing village to be allowed to expand into one of the future districts of the new town with its traditional identity.
- (b) The village to have good access to the central facilities through a corridor of open spaces.
- (c) The village to be connected to both the residential and the industrial areas of the new town as well as the A2-road).

The town center located at the highest point of the site is being developed as the governmental and cultural center of the new town. The central axis to the traditional Gwagwalada village is part of the town center which serves as the commercial center with some public facilities so as to generate a lively functional connection between the new town and the existing Gwagwalada. In this way, and as expected in other satellite towns, the development of a new town north of the existing Gwagwalada village has necessitated its redevelopment in order to:

- (a) To improve the standard of life in the villages while simultaneously retaining its traditional characteristics.
- (b) To integrate the existing village with the proposed satellite town and to serve as a base for the development of the satellite town.

Unfortunately, this has not happened rather, a great majority of the people, both the original inhabitants of the Abuja land and people who moved into the area and could not afford expensive homes in the Central City area, resort to living in the settlement areas in order to stay close to their jobs and have a roof over their heads.

2 AIM OF STUDY

The primary aim of this study was to point to the fact that, Abuja, Nigeria was established to be a model city without urban and environmental development problems of Lagos, the former capital of Nigeria. However, the poor implementation of the Abuja Master Plan, rather produced segregated communities infiltrated by both the rich and poor with economic disharmony, urbanization and housing inadequacy mostly affecting the urban poor.

3 RESEARCH METHODOLOGY

The authors adopted content base analysis (secondary data sources), where they carefully analyzed and interpreted the works of other authors and used them in buttressing their points as applied to the issue at hand, "the Establishment of Abuja, Nigeria Federal Capital Territory from the farm lands and the negative impact on the urban poor: a failed Metropolitan link". The authors laid emphasis on qualitative research method that considered previous works on the subject matter.

4 FINDINGS

The relocation of Nigeria's Federal Capital from Lagos to Abuja was consistent with the goals and objectives of the Federal Government, but not the desire of the original inhabitants of the Abuja Territory, who found themselves in slums and ghettos. According to Itua (2014), many residents of the slums are victims of heartless demolitions in Abuja. Many of them who are original inhabitants of Federal Capital Territory (FCT) told Abuja Metro that they are yet to be relocated by the government after their ancestral lands were forcefully taken from them. With the dwindling yearly budget of the FCT, original inhabitants that reside in these slums across the city will have to wait endlessly.

From the researchers interviews and studies, the government is confused and has ignored recognizing the existence of the urban poor, living in, informal housing settlements and their infiltration of the formal housing areas. The government has knowingly or unknowingly, separated the urban poor discussions from the problems of the original inhabitants of the Abuja lands, needing resettlement. The government has equally failed to realize that those original inhabitants of the Abuja land are themselves, poor and part of the urban poor classification in Abuja. Bello (2009) indicated that, the focus has always been on squatter or informal settlements and not on the urban poor, or their inaccessibility of land. This is a wrong approach. This is why when a squatter settlement is redeveloped, what is successfully done is to push the squatters to another location while redistributing their lands among the rich. Squatter settlements develop because there exists some urban poor who desire at least a roof over their heads but their income and high cost of land have pushed them

to where they are, and called home; and where you called squatter settlements (Bello, 2009).

The mode of commencement of and the continued rapid urbanization process of Abuja City, the Federal Capital Territory of Nigeria, having not been accompanied or underscored by adequate urban development resulted in the distortion of the City's Master Plan implementation since the 1990s. This has caused among others, the emergence of informal settlements of the urban poor within areas planned for and provided for formal housing development, thus causing serious urban spatial distortions in nature and magnitude.

The Abuja government failed to clearly define and determine who the urban poor in Abuja are and concentrated efforts in finding solutions on how to solve the resettlement problems of the original inhabitants of the Abuja land, that according to the Abuja Master Plan, were to be relocated and clear the Abuja territory of all encumbrances. The Capital City was planned to be built by the Federal Government in its greater part. The Master Plan actually provided for low-income settlements (housing) areas, to be built by the

government and to be occupied by the public servants; the private sector servants did not appear to be properly provided for. Policy inconsistencies and changes in the Abuja Master Plan, made the government to abandon its original plan to relocate the settlers before embarking on building Abuja. It was the government's plan to relocate the settlers when development grows into their communities. Developments grew faster than the government had projected, posing challenges to both the government and the settlers. This resulted in the proliferation of informal settlers in formal housing areas of the city and in most cases, the settlers made outside spaces their housing areas.

Nigeria is transitioning from public to private sector economy and not much has been done, to make sustainable, the urban poor housing and accommodation problems in the nation's big cities and urban areas. To achieve that, the government must look into more sustainable urban poor settlement integration and retention programmes that would accommodate the interest of that segment of the communities, rendering essential services to the rich (highbrow areas of the communities), plates 1.0 to 1.6.

4.1 THE SEGMENT OF THE COMMUNITIES PROVIDING ESSENTIAL SERVICES, YET LIVING IN MAKESHIFT HOMES (PLATES 1.0 to 1.6 TYPICAL).



Plate 1.0. Abuja soft drinks and Gala seller
Source: Authors field work



Plate 1.2. Abuja vegetable seller
Source: Authors field work



Plate 1.3. Abuja meat seller
Source: Authors field work



Plate 1.4. Abuja plantain seller
Source: Authors field work



Plate 1.5. Abuja plantain roasters
Source: Authors field work



Plate 1.6. Abuja barrow yam seller and other merchants at the background
Source: Authors field work

The residents of the Abuja urban poor communities shown on plates 1.0 to 1.6 providing essential services to the residents of the formal settlement areas (rich communities) of Abuja, live mostly and come from the settlement areas in and around FCT and the Central City area. In most cases, the settlers (the urban poor) have to travel long distance to work (Obiadi, 2017).

major Abuja's bus stops, AYA and Bagger bus stops, before connecting to local buses to their different locations and destinations of work shows that, some of them spend about 40 minutes on one bus (Table 1.0.) although, depending on the time of the day and the road condition. According to some of the passengers, most times inside the city, they take longer time getting to their destinations because of heavy traffic conditions.

The researchers field investigation of the settlement areas and the distances travelled by the settlers to two

TABLE 1.0. SOME OF THE ABUJA SETTLEMENT AREAS, THEIR BUS TRANSPORTATION DISTANCES FROM AYM AND BEGGER BUS STOP

Source: The authors' field work

| | Abuja | AYA BUS STOP | BEGGER BUS STOP |
|----|--------------------|---------------------|------------------------|
| 1 | Jabi Village | 40 minutes | 10 minutes |
| 2 | Apo Village | 35 | 30 |
| 3 | Wumba Village | 20 | 20 |
| 4 | Pyakasa Village | 30 | 20 |
| 5 | Gwagwa Village | 40 | 25 |
| 6 | Karimo Village | 40 | 30 |
| 7 | Piwoyi Village | 30 | 30 |
| 8 | Karamajiji Village | 25 | 15 |
| 9 | Kubusa Village | 25 | 20 |
| 10 | Chika Village | 20 | 15 |
| 11 | Kuchigoro Village | 20 | 15 |
| 12 | Gosa | 30 | 20 |
| 13 | Sabolugbe | 25 | 20 |
| 14 | Garki village | 10 | 20 |
| 15 | Utako village | 20 | 10 |
| 17 | Kado village | 20 | 10 |
| 18 | Idu | 40 | 20 |
| 19 | Garki | 10 | 15 |
| 20 | Alita village | 20 | 15 |
| 21 | Gwarinpa | 45 | 25 |

Most times and according to a street manager (cleaner) interviewed during the researchers field work in Wuse, Abuja, at Berger bus stop, they spend over an hour and half just to get to work because they could not find affordable places within the city to live. Abuja's

urbanization resulted in inadequacy of housing (Obiadi, 2017). Adeyemi (2013), observed that Abuja was the fastest growing city in the country, with attendant population growth which had in turn, resulted in over stretching of available infrastructure.

Urbanization which occurs without adequate industrialization, sufficient formal employment or secure wages, has condemned burgeoning urban populations in the Third World to poor-quality housing. The problem has been compounded by a lack of government funds for housing subsidies, by inflated land prices boosted by housing needs and speculation, and by real-estate profiteering on the part of the upper and middle classes. The operation of the class structure of Third World cities nowhere more geographical explicit than in the composition and working of the housing market. Only the small upper and middle classes in Third World cities have income, job security and credit worthiness to purchase or rent houses in properly surveyed, serviced and legally conveyed developments (Dickenson, 1983).

The same small upper and middle classes in Third World cities have benefited from government sponsored housing programmes in the past. In his *Housing and Environmental Planning*, Olu-Sule (1988) indicated that, prior to 1973 government activities in public housing had been quite sectional and favored only the working class elites in the society. The poor and low-income were relegated to the background. For example, during the first Development Plan period, 1962 – 68, no attention was accorded housing generally. It was under the town and country planning. Government's policy to house the low-income and the underprivileged did not crystallize even during the Second National Development Plan of 1970 – 74. In spite of the N49 million allocated Town and Country Planning, housing was overshadowed by other priorities of the planning department.

Housing as major government social service venture did not receive any priority attention it deserved until the Third National Development Plan of 1975 – 80 when the Federal Government of Nigeria allocated the sum of N2.5 billion to housing for the creation of 202, 000 units mostly for low-income families. The defective and ineffective methods of allocating these houses to the low-income, the medium-income and under which the underprivileged masses received their shares is the bone of contention in the Nigeria public housing policy (Olu-Sule, 1988).

The 1980 – 85 Development Plan when N1.6 million was allocated to housing sector did not achieve any better success than its predecessor. The plan included the construction of 200, 000 housing units; provision of staff quarters and staff housing loans; site and services programme and urban development in collaboration with the World Bank. In addition to Federal Government budgeting efforts, the state governments committed the sum of N1.1 million to the housing sector during 1980 – 85 Development Plan. The core of the problem in all these Development Plans -1962 – 68 to 1980 – 85 was not the financial allocation or the units

completed, but who got the houses. Hard evidence exists that those who benefited from the general government financial capital investment in housing sector has been the upper-income families (Olu-Sule, 1988).

The population of the country is fast growing and so is the rural to urban migration putting pressure on both the housing industry and the existing infrastructure. To connect to the rest of the world, the government must start solving the population problems; provide the facilities needed to sustain the population growth, commerce, industry, tourism, social services and housing.

5 RECOMMENDATIONS

All over the world, including Nigeria, all the major cities are over populated, faced with inadequate housing, buildings in disrepair, traffic jams, bad roads, pressure on infrastructure, etc. With all these problems in mind, connecting to the world class would be farfetched until governments start working on sustainable spatial retention programmes, providing facilities that would create the much needed comfort zones for the people to settle down and start thinking clearly and fending for themselves. To achieve that, the government must start providing these facilities, using Abuja as a model city, the Abuja government must de-urbanize the city, provide the residents with reasonable paying jobs, provide housing, transportation, constant electricity, water supply, etc. These could be accomplished through good initiatives, government interventions, cooperative assistance and partnering with the people (privatization). All these could also be accomplished through the Sustainable Spatial Housing Design for the Urban Poor in Abuja, where one would live and work within a short distance, partake in the ownership of the community, government offices and industries located within the settlements, tourism facilities, trade show facilities, conference centers and other international attractions, located within the areas. Turning around urban poor housing problems in Abuja will neither be easy nor quickly accomplished however, one thing is certain, all must be involved and in a collaborative way, to promote growth and create good paying jobs for the communities.

Nationally, success cannot be achieved in the lesser and disadvantaged urban poor areas, especially in Abuja in their present housing needs without a strong socioeconomic privileges extending from the rich communities (spatial integration). Distortions to the Master Plan should be discouraged and properly trained professionals retained to pilot the built environment of the Federal Capital Territory. Lands and resources alone from government and funding agencies will not help if progressive internal growth in the urban poor settlements is not structured to foster incentives, productivity and investment.

It is the responsibility of the government to be accountable to the people, especially the urban poor in dire need of housing (Obiadi, 2017). Preeminent is the urban poor settlements and the government must realize that, they are the ones driving the system, they make the economy move, they serve the rich communities and run errands for the rich. They have consistently demonstrated their hard work and good stewardship and deserve, decent living (good housing). If spatially integrated, the urban settlements are expected to economically blossom and especially, for areas that have been impoverished and wrecked with high unemployment and sometimes, high crime.

6 CONCLUSION

The current Abuja settlement patterns (formal and informal) are not speaking in terms of integration. There is, inexistence, adverse economic inequality and injustice within the Capital City of Abuja and the need for the formal, informal settlements and the Abuja urban actors to be talking, to link the informal and formal settlements together and tie them into the Central City infrastructure. The poor implementation of the Abuja Master Plan, led to dismal miscommunication problems and economic divide within the Abuja Capital City. The city lacked integrity, inclusion of all and shared

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prosperity. It is a model capital city that lacked inclusive economic growth incentives and from the research findings, not sustainable.

The current situation favors the rich and only through balanced economy can a better society be made of the Abuja Capital City. Share values make for a stronger society. The Abuja urban poor are calling for freedom and dignity by economic integration of the formal and informal settlements. It is understandable as the saying goes that, when your neighbor is successful you want to be successful too. The Abuja Capital City needs to be interconnected with the unstructured segments of the city. The formal and informal settlements of the Abuja Capital City should be integrated to avoid the divide between the rich and the poor. Abuja's diversity needs to be turned into treasure for the inhabitants, both in the formal and informal settlements.

As communities try to better their lot, it is important that they direct their attention to the problems of urbanization, homelessness, population growth and their consequences especially, as they affect human settlements, growth, development and the resources to sustain them.

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