



**FEDERAL UNIVERSITY OF TECHNOLOGY
MINNA, NIGER STATE, NIGERIA**

**SCHOOL OF ENVIRONMENTAL TECHNOLOGY
INTERNATIONAL CONFERENCE (SETIC) 2018**

CONFERENCE *Proceedings*

**CONTEMPORARY ISSUES
AND SUSTAINABLE PRACTICES
IN THE BUILT ENVIRONMENT**

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**School of Environmental
Technology International
Conference
(SETIC) 2018**

10-12 APRIL 2018

**Federal University of Technology Minna, Niger
State, Nigeria**

CONFERENCE PROCEEDINGS

Volume 2

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ISBN 978-978-54580-8-4

Conference Proceedings of the School of Environmental Technology International Conference (SETIC) 2018

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Published by:

School of Environmental Technology
Federal University of Technology
Main Campus, Gidan Kwano
Minna, Niger State, Nigeria.

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10th – 12th APRIL 2018

School of Environmental Technology,
Federal University of Technology, Minna, Niger State, Nigeria.

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FOREWORD

The organising committee of the 2nd School of Environmental Technology International Conference is pleased to welcome you to Federal University of Technology Minna, Niger State Nigeria.

The conference provides an international forum for researchers and professionals in the built and allied professions to address fundamental problems, challenges and prospects that affect the Built Environment as it relates to Contemporary Issues and Sustainable Practices in the Built Environment. The conference is a platform where recognised best practices, theories and concepts are shared and discussed amongst academics, practitioners and researchers. The scope and papers are quite broad but have been organised around the sub-themes listed below:

- Architectural Education and ICT
- Building Information Modeling
- Construction Ethics
- Energy efficiency and Conservation
- Environmental Conservation
- Facility Management
- Green Construction and Efficiency
- Health and Safety Issues
- Information Technology and Building Maintenance
- Information Technology and Construction
- Information Technology and Design
- Innovative Infrastructure Development
- Resilient Housing Development
- Smart Cities Development
- Social Integration in Cities
- Sustainable Building Materials Development
- Sustainable City Growth
- Sustainable Cost Management
- Sustainable Property Taxation
- Sustainable Architectural Design
- Sustainable Urban Transportation Systems
- Theory and Practices for Cost Effectiveness in Construction Industry
- Urban Ecology Management
- Urban Land Access
- Disasters, Resilient Cities and Business Continuity

We hope you enjoy your time at our conference, and that you have the opportunities to exchange ideas and share knowledge, as well as participate in productive discussions with the like-minded researchers and practitioners in the built environment and academia.

Local Organising Committee
School of Environmental Technology International Conference (SETIC) 2018
APRIL 2018

POST-RESETTLEMENT CHANGES AND ADJUSTMENT: A CASE STUDY OF SABON WUSE IN NIGER STATE, NIGERIA

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This study examined the various socio-economic activities and adjustment to changes resulting from the resettlement programme in Sabon Wuse Settlement of Tafa Local Government Area of Niger State. In order to achieve this aim, the socio-economic activities, the sources of livelihoods and the level of satisfaction with the public utilities and services were assessed. In all, a total of 268 questionnaires were administered to household heads through a systematic sampling technique and frequencies and percentages were used for descriptive statistical results. Findings show that there is a relatively adjustments to the new settlement, as there has been a relative increase in the income level of household heads, 47.8% of the respondents now earn between N25,001.00 to N35,000.00 while 17.9% of the respondents now earn more than N35,000.00. 49.3% of the respondents are engaged in secondary economic activities compared to their previous forms of occupations (agriculture and cattle rearing). The utilities and services provided in the study area were adequate to a as 29% of the total respondents travel less than 500 metres to access to water supply. The healthcare services has also improved as revealed by the survey, before the resettlement, 39.1% of the respondents travel a distance of 1,501 – 2,000 metres in order to get healthcare services but after the resettlement only 22.8% of the respondents travel the same distance to get healthcare services. It is recommended that measures should be put in place to control the rate of physical development and as the settlement experiences growth, there is need for improvements on public utilities and services such as roads, water supply, electricity, schools, etc. on incremental basis.

Key words: Adjustment, Post-settlement, Livelihood, Household,

INTRODUCTION

Movement of people can either be forced or voluntary. Disasters, such as wars, floods and earthquakes, among others, are some of the reasons that could force man to move out of an area that he is familiar with, to resettle in an entirely new area. Government acquisition of land for development projects is another cause. All over the world resettlement programmes bound. Nigeria is no exception to these phenomena. Most programmes involve Government decisions, which leave the affected people with very little room to manoeuvre (Jibril, 1990).

Resettlement schemes are embarked upon so as to improve the well-being of the affected people. However there is no resettlement scheme that is void of several problems which may range from social, to economic, political or administrative. In some cases, the experience can be traumatic. An important factor to be considered when conceptualizing a resettlement scheme is that of social and cultural integration. Another important factor is the economic life of the people of the people resettled as well as their access to farm-lands and other rural resources that they were used to prior to the wholesome change in location (Tijani, 2003). Other types of policies can also induce resettlement. For example, a distributive policy decision that shifts jobs between two regions might cause some people to move in search of new employment. Around the world and particularly in Africa, examples abound where whole communities are forced to move as a result of development.

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Sulyman & Kudu, (2018). **POST-RESETTLEMENT CHANGES AND ADJUSTMENT: A CASE STUDY OF SABON WUSE IN NIGER STATE, NIGERIA.** Contemporary Issues and Sustainable Practices in the Built Environment. School of Environmental Technology Conference, SETIC, 2018

For example, the building of Kariba Dam across the Zambezi River in Zambia caused the resettlement of the Tonga people from the Gwembe valley and the inundation of River Niger at Jebba in Nigeria led to the evacuation of about 6000 rural dwellers and their subsequent resettlement into a new environment. Despite the fact that resettlement was used as a tool for rural development through provision of some social amenities, the resettled people had to battle with adjustment to rural change. Issues of resettlement have therefore been raging up to the current times. (Olawepo, 1999).

In Nigeria, Rural Development and Resettlements Schemes can be described in line with the rehabilitated spontaneous efforts but with a difference (George, 1999). Resettlement Schemes are government initiated schemes for the disadvantaged social groups. For example; the purpose of the Shendam Resettlement Scheme which had 8,500 settlers, was initiated to control the downhill movement of peasant farmers from Jos Plateau into the fertile but virtually uninhabited plains lying between the Shemankar and Wase Rivers. It was also to improve the material welfare of peasant farmers by teaching them better farming methods and by introducing cash crops, and provision of social facilities. This scheme could be said to have been successful.

Various studies on the above criteria and other resettlement issues revealed that the bulk of analyses of resettlement schemes are post evaluative studies, measuring the success or failure of such schemes. Others viewed resettlement and planned settlement schemes as means of improving living standards, especially when innovative changes are involved. The components of resettlement changes brought about by relocation of settlement vary from one location to another, especially when resettlement involves spatial relocation of villages.

Whatever factors that might lead to displacement of persons, by political or geographical factors, by disease or otherwise, executing resettlement schemes in whatever scope requires maximum attention, given the amount of stress that goes with it, as well as the result of such movement. It is therefore necessary to consider whether or not the movement of scattered settlements to completely different environment will provide better opportunities in the area of socio-cultural, economic and physical needs (Olawepo, 2010).

Resettlement activities can lead to displacement of persons, and displacement in our context refers to both 'physical displacement' and 'livelihood' displacement (or deprivation). However, within the literature on displacement, again the focus is on displacements occasioned by development activities such as natural resource extraction, urban renewal or development programs, industrial parks, and infrastructure projects (such as highways, bridges, irrigation canals, and dams), which all require land, often in large quantity to be realized. Therefore, one common consequence of such projects is the upheaval and displacement of communities. The continuation of resettlement exercises all over the world is inevitable. Rather than condemning the process, it is better to look upon ways of bringing development into it. This could only be achieved by seeking to find salient features of socio-economic changes evolving from an existing scheme to reduce the effect of dislocation and deprivations (Oloba, 2004).

This study aims at examining the post resettlement changes and adjustment resulting from resettlement in SabonWuse in Niger State. The specific objectives include: assessment of the impacts of the relocation on the socio-economic life of the people, examination of the effects of the relocation on the sources of livelihoods and assessment of the residents' perception on the level of satisfaction of public utilities and services.

Conceptual Clarification and Literature Review

Resettlement is a theme that has been looked at from a variety of perspectives. From political, social or economic perspectives, all which may be right in their own perspectives. However, the issues of poverty and economic growth cut across all disciplines, hence the need to study this subject in a multi-disciplinary environment. Roder(1991) define resettlement from a social perspective. However there is a general agreement in the literature that resettlement takes mainly two forms, voluntary resettlement, where people volunteer to move to different areas normally in pursuant of a better life or involuntary resettlement where people are forced to move due to a development project, reform policy. Concisely it involves the movement of people from one area to another either voluntarily or by coercion.

A related issue to land resettlement which complicates the problem is on whether we should be looking at the question of land resettlement or land reforms? Keith (2001) argues that in the 1970s and 1980s, land resettlement was more fashionable amongst the international

community but many of these schemes have failed. Keith (2001) further argues that leasehold enfranchisement as used in land reform is different from land resettlement. To start with leasehold enfranchisement simply involves the empowering of citizens in ensuring that their rights on land are clear and secure while land resettlement involves the purchasing of large tracks of land subdividing and allocating to new settlers, which requires huge expenses. Keith (2001) then outlines the reasons for failure of most of these resettlement schemes, which include:

1. High costs of land acquisition.
2. Inability of the land administrative machinery to cope with the scope of work.
3. Lack of support and training to the beneficiaries in the schemes.
4. Lack of dedication to farming by most beneficiaries, who normally just want land for residential purposes.

Keith (2001) also observes that resettlement programmes have predominantly focused on the process of physical relocation rather than on the economic and social development of the displaced and other negatively affected people. This has severely eroded the development effectiveness of resettlement and rehabilitation programmes and heightened the impoverishment risk of the resettlers. According to Cernea (1998) risks to adversely affected people are not a component of conventional project analysis. The key economic risks to affected people are from the loss of livelihood and income sources such as arable land, common property resources such as forests, grazing land, ground and surface water, fisheries, etc and changed access to and control of productive resources. The loss of economic power with the breakdown of complex livelihood systems results in temporary or permanent, often irreversible, decline in living standards leading to marginalization. Higher risks and uncertainties are introduced when diversified livelihood sources are lost. Loss of livelihood and disruption of agricultural activity can adversely affect household food security, leading to under-nourishment. Higher incidence of diseases associated with deteriorating water quality can result in increased morbidity and mortality.

An Overview of Some Rural Resettlement Programmes in Nigeria

Resettlement programmes have been carried out in Nigeria as far back as the pre-independence era. However, major rural resettlement projects worth mentioning and discussing are those of the Kainji Lake basin and the Bakolori Dam Project.

The Kainji Lake Basin Project:

The damming of the River Niger at Kainji resulted in the resettlement of over 43,000 people at different points on the banks of the new lake. To carry out this exercise, the Niger Dams Resettlement Authority was formed in 1962. Its first action was that of cash compensation, for the displaced people, and encouraged them to rebuild their homes at chosen sites out of the danger zone. The officers saddled with this responsibility were those long associated with the area. The project took off with resettlement and compensation of farmlands, economic trees and animals. However, in 1962 the compensation was later abandoned. The project later on followed the sinking of wells where water was found to be a problem as well as the introduction of agricultural extension workers (Tijani, 2003).

The starting point of the project was the resettlement and farmland compensation surveys which started in the late 1962. However, in 1964, the policy of cash compensation was abandoned. Among other actions taken were the sinking of wells where water was found to be a problem and the introduction of agricultural extension services. A programme of educating the people on the project was initiated right from the beginning to forestall rumours.

In 1964, the building compensation policy was introduced which states that “Government has decided that the compensation procedure be modified so that payments would be made in kind rather than in cash, and that as much as possible certain villages be regrouped together at sites where water supply will be more abundant. In order to avoid friction, it was agreed that in grouping the villages, village heads would retain their identity but amenities such as market, schools and wells would be shared in common wherever possible the resettlement authority will arrange for the building of the houses.” (Olawepo, 2010).

In the two policies, it was however noted that farmers who were compensated relaxed and did not go to look for new farms. Also the policy of regrouping villages only succeeded in grouping eight (8) villages into two before being abandoned, except where the village

expressed agreement to such grouping. By August 1968, the resettlement had been completed, with 41,654 people from 239 hamlets/villages/towns resettled in the 141 new ones. Yelwa town was partially resettled away at the base of the dam in New Bussa.

The implications of this project, especially as regards agriculture which was the backbone of their economy, was the disruption in their farming system, and the problems of accessing lands that were as fertile as where the ones they once lived. Some of the complaints by deserters was that of poor lands both for building and agriculture. On the whole, however, the project was successful from which some lessons could be learnt. (Oloba, 2004).

Study Area

Niger state is located between latitudes 8° 20 ' N and 11°30' N and longitude 3° 30'E and 7°20'E. The state is situated in the North Central geo-political zone and shares its borders with the Republic of Benin (West), Zamfara State (North), Kebbi (North-West), Kogi (South), Kwara (South-West), Kaduna (North-East) and the Federal Capital Territory FCT (South-East) (Niger State Government, 2004). Figure 1 shows the location of Niger state in Nigeria. The state covers a total land area of about 76,000sq.km, or about 9 per cent of Nigeria’s total land area. This makes the state the largest in the country (Baba, 1993, Online Nigeria, 2003.). At inception in 1976, the state had only eight Local Government Areas (LGAs), however, with the series of state and local government creation exercises and boundary adjustments between 1979 and 1996; the number of LGAs in the state has increased to twenty-five. (Sulyman, 2014).

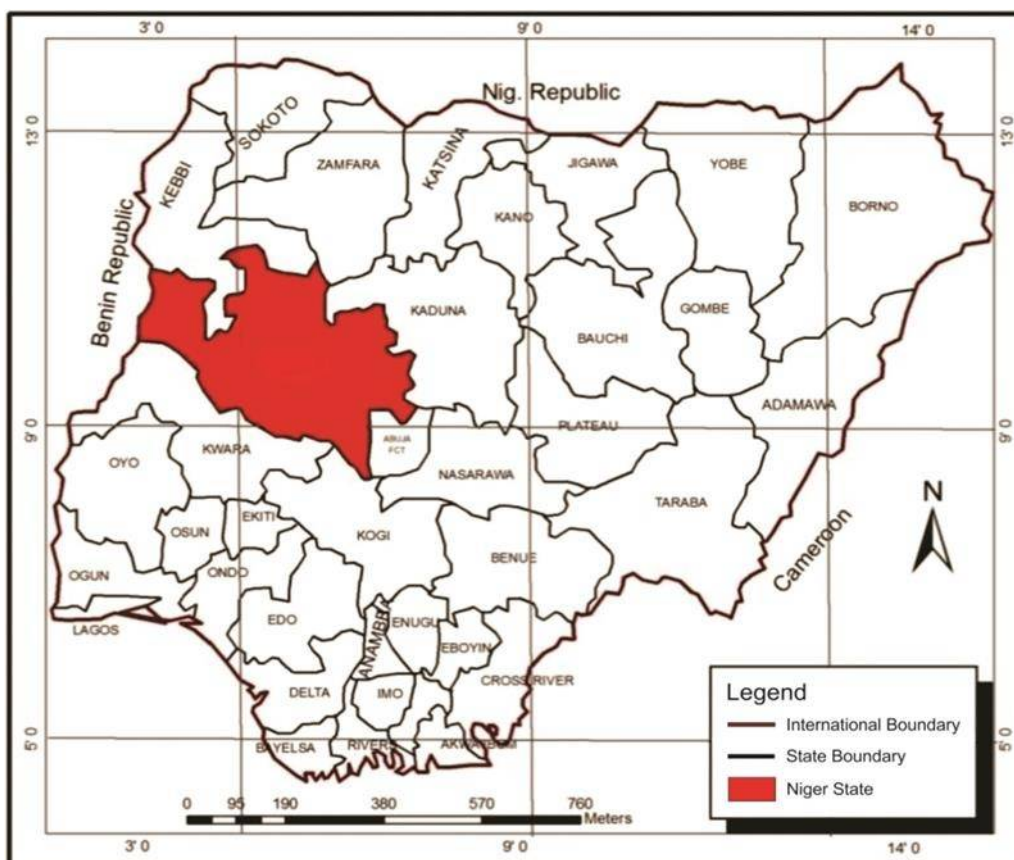


Figure 1.1: Niger State in National Setting
 Source: Ministry of Land and Survey, Niger State.

Tafa is a Local Government Area in Niger State, Nigeria in which the study area is located. Tafa L.G.A. is located between on the coordinates; 9°15'N 7°15'E 9.250°N 7.250°E . It adjoins the Federal Capital Territory (Abuja). Its Headquarters is in a new town of Wuse (SabonWuse). With a total land area of approximately 222 Km², and a population of about 83,544. In 1979 the Federal Government of Nigeria requested Suleja (then called Abuja) to concede its name to the new Federal Capital Territory (FCT) which is now called Abuja. These are monumental sacrifices towards peace, unity, progress and harmony in the area; this also brought a change which led to a new resettlement known today as New-Wuse, which was under the present Suleja Local Government as far back as the year 1980 (Sulyman, 2014).

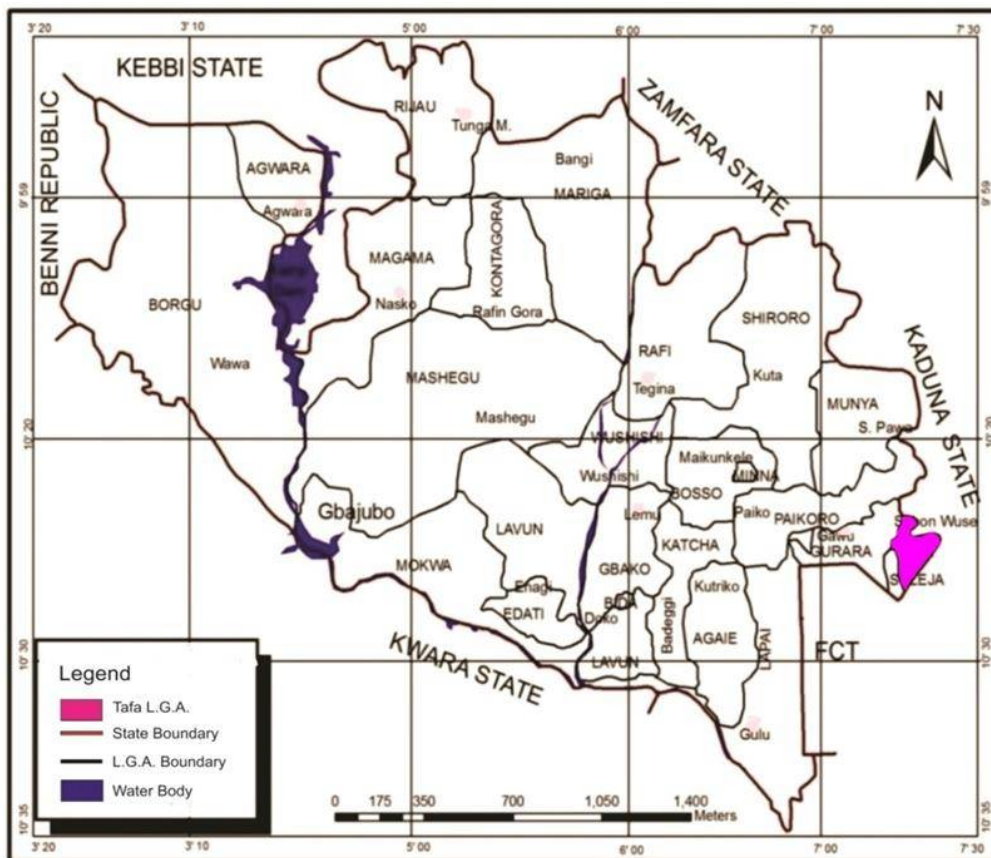


Figure 1.2: Tafa Local Government Area in State Setting.

Source: Ministry of Land and Survey, Niger State.

Historical Background

In 1975, during General Murtala Mohammed's regime, there was a need for a new Federal Capital Territory that is centralized geographically. Wuse settlement was located within central region of Nigeria and was incorporated into the Federal Capital Territory. This brought about the resettlement of natives of Wuse (gwandara). The resettlement scheme involved the construction of new buildings and facilities in the area recognized now as SabonWuse.

The name SabonWuse was an acronym for new Wuse because of the displaced people when the Federal Capital was established in 1976. It was created in 1977 during the resettlement scheme of Wuse natives.

RESEARCH METHODS

According to the 1991 national census exercise, SabonWuse had a population of 3,250. Thus the projected population to 2014 is 10,727. Using a household size of 8, the total number of households will be 1,341. Thus, 20% of 1,341 will be 268. Therefore 268 questionnaires were administered for data collection.

A systematic sampling technique was used in selecting the households for questionnaire administration. One household was first of all selected as a starting point and after which, an interval of 5 houses was used to determine other household to be given questionnaires. The questionnaire administration was directed to the household heads.

Primary data was gathered by means of personal observation, interviews and questionnaire administration. The questionnaire was designed to capture all information needed to buttress the objectives of this research work. Questionnaires were directed to household heads, in order to collect information on socio-economic characteristics of the households.

On the other hand secondary data was obtained from journals, textbooks, maps, internet and other relevant documents.

RESULTS AND DISCUSSIONS

Resettlement Changes in Housing and Infrastructure

Ownership of House.

The survey conducted on ownership of house reveals that 84.7% of the respondents were house owners before they moved to the new settlement. According to the survey conducted, the percentage difference between house owners before and after the resettlement is negligible. The difference however is that of housing quality and arrangement of individual dwelling units. The new settlement has a well-planned and developed layout on which the new houses are built.

Table 2. House Ownership Before and After Resettlement

House Ownership	Before Resettlement	After Resettlement
Yes	84.7	85.1
No	15.3	14.9
Total	268	100

Source: Field Survey, 2014.

Sources of Water Supply before and after Resettlement

The study also reveals that before resettlement, a high percentage of the population get their water from the well. They account for 60.1% of the respondents as shown in the chart below. After the resettlement however, a good fraction of the populace (45.9%) now get their water supply from the boreholes that have been provided.

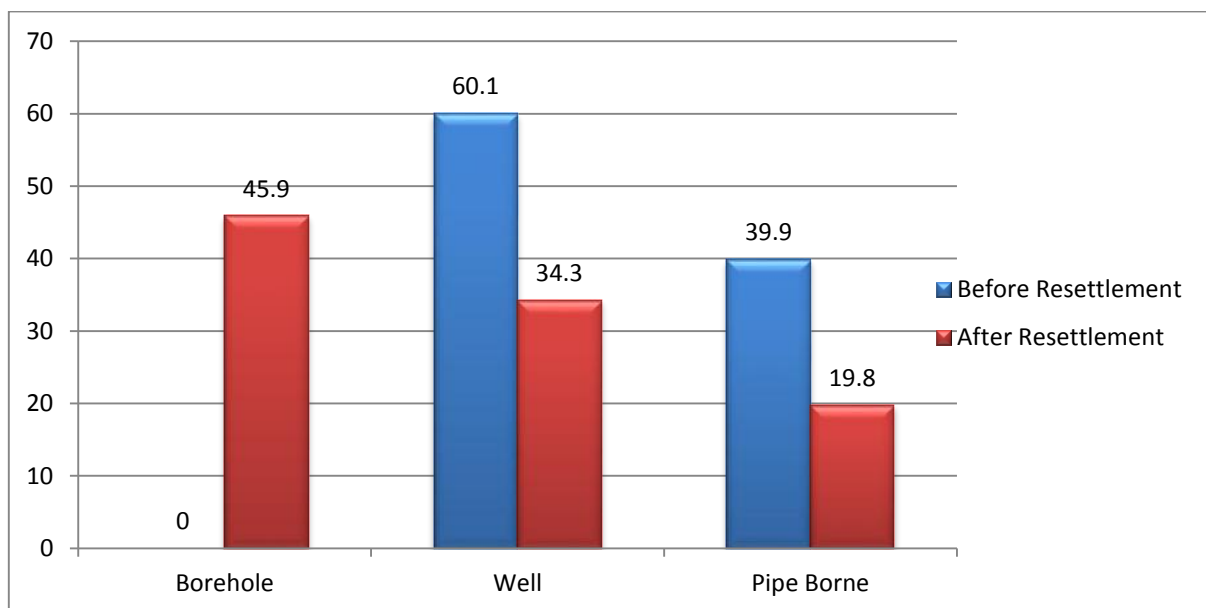


Figure 1.1: Sources of Water before and After Resettlement

Source: Authors Field Survey, 2014.

Proximity to Sources of Water before and After Resettlement

2% of the population cover the minimum distance of less than 500 metres to get water supply before the resettlement programme, while 29.0 of the population now travel a minimum distance of less than 500 metres to get access to water in the new settlement. This is a clear indication that water supply is considerably within the reach of the habitants.

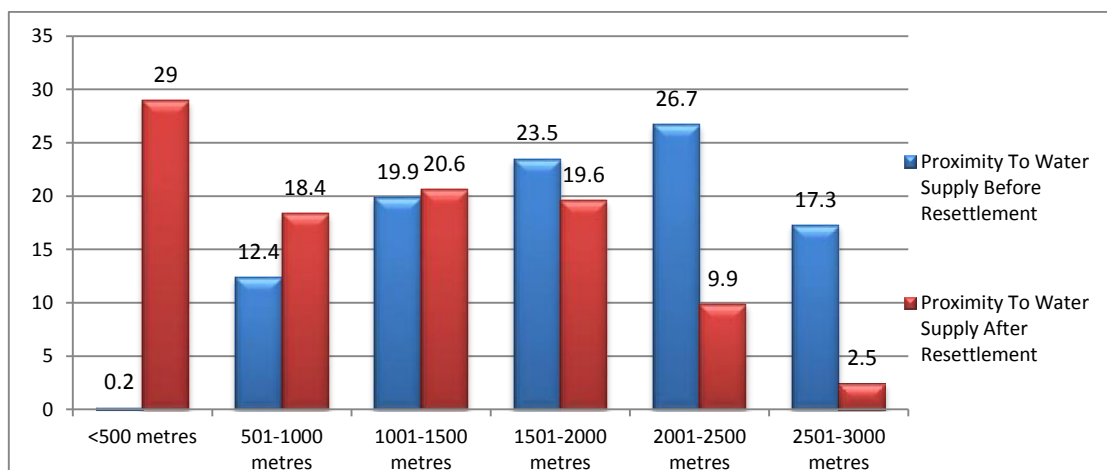


Figure 1.2: Proximity to Water Supply before and After Resettlement

Source: Authors Field Survey, 2014.

Provision of Health Services before and After Resettlement

In any planning scheme, the health and wellbeing of the affected people should not be treated lightly as this has a major influence on all other aspects of their lives. The siting of the Umaru Musa Yar’adua Memorial Hospital in the area gives a major boost to the provision of professional healthcare service. Only 22.8% of the respondents travel between 1501-2000 metres to access health services after the relocation exercise.

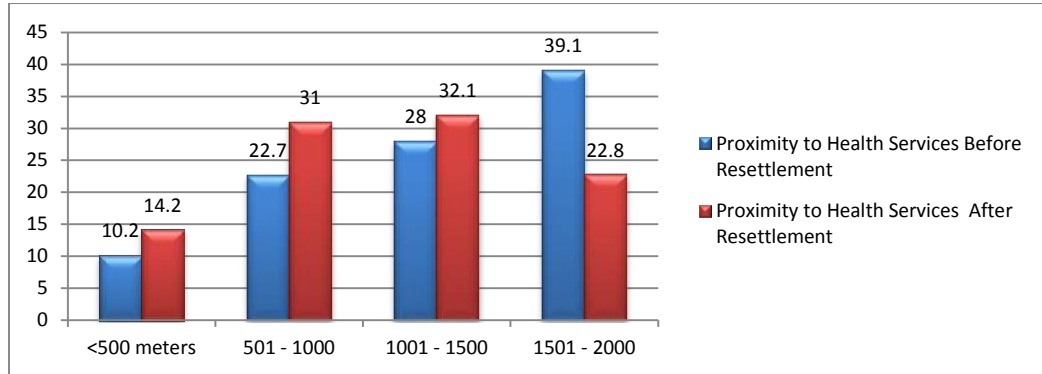


Figure 1.3: Accessibility to Health Services before and After Resettlement
Source: Authors Field Survey, 2014.

Provision of Educational Facilities before and After Resettlement

It has also been observed that only a small fraction (6.0%) of the population covered a minimum distance of below 500 metres to primary school in the old settlement, while 17.2% of the population now cover a minimum distance 500 metres to primary school. This shows that the provision and location of primary schools within the new settlement is more preferable than the old settlement.

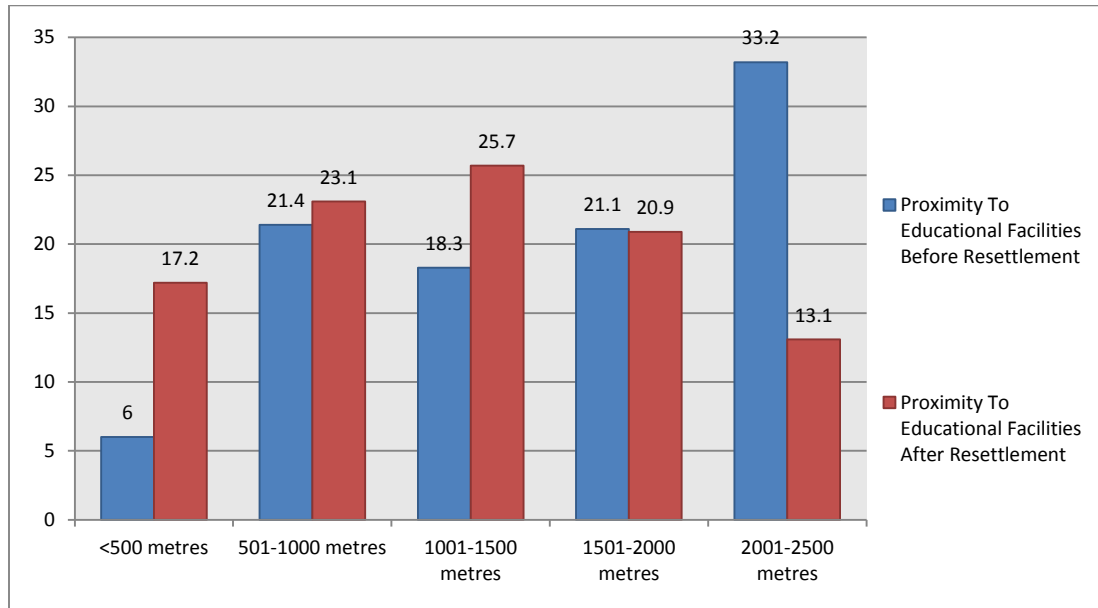


Figure 1.4: Accessibility to Primary Schools before and After Resettlement
Source: Authors Field Survey, 2014.

The survey also reveals that 6.4% of the population covered a minimum distance of below 500 metres to secondary school in the old settlement, while 16.0% of the population now cover a minimum distance 500 metres to secondary school. This shows that the provision and location of secondary schools within the new settlement is more preferable than the old settlement.

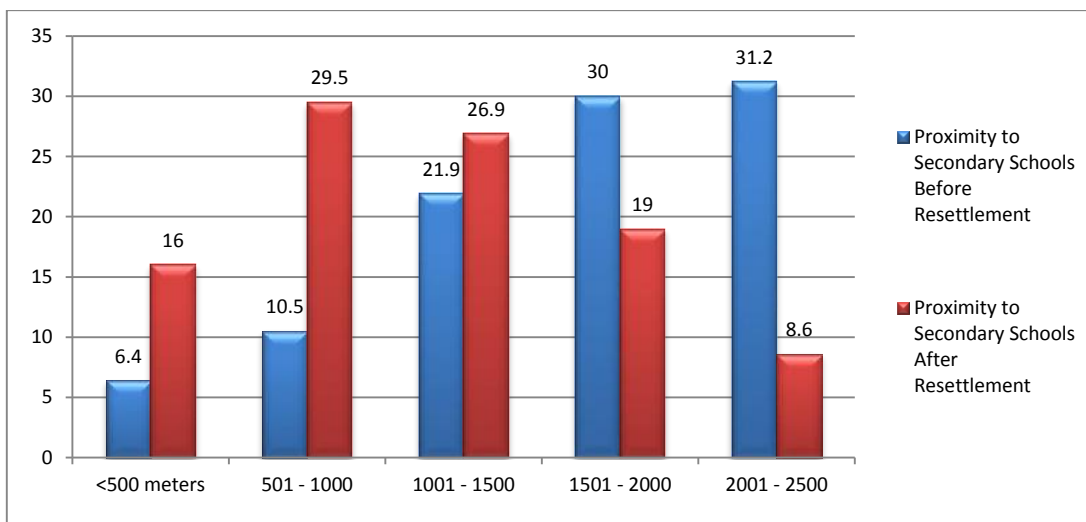


Figure 1.5: Accessibility to Secondary Schools before and After Resettlement
Source: Authors Field Survey, 2014.

Residents’ Perception on Infrastructure

Level of Satisfaction with Roads

The survey conducted revealed that 29.9% of the respondents were not satisfied with the roads, due to incomplete road construction within the settlement. The graded roads are being eroded and gradually developing pot holes on the surface.

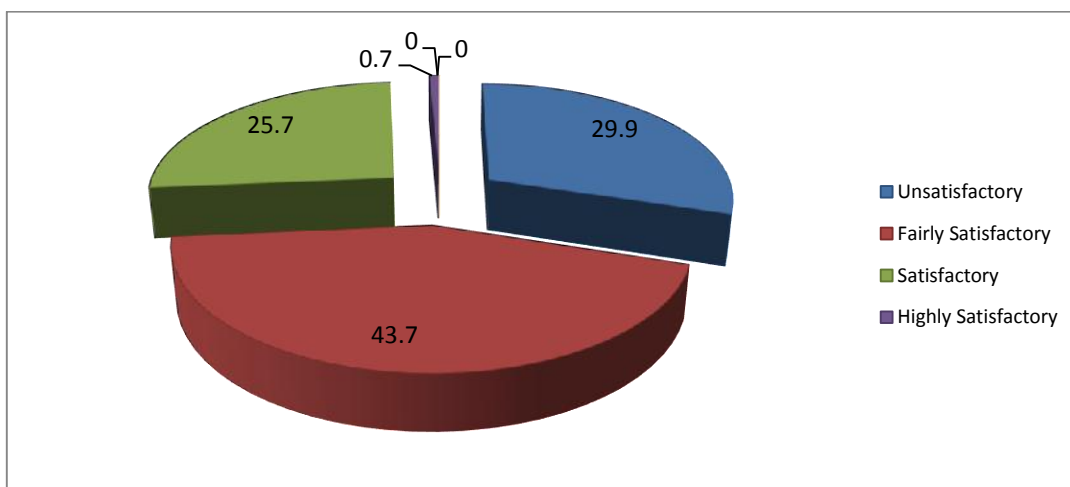


Figure 1.6: Level of Satisfaction with Roads
Source: Authors Field Survey, 2014.

Level of Satisfaction with Healthcare Delivery

As shown in Table 3, 29.9% of the population were also not satisfied with the delivery of healthcare services. This is an indication that health services are appreciated by a considerable fraction of the population as shown in the chart below.

Table 3. Level of Satisfaction with Healthcare Delivery

Level of Satisfaction with Healthcare Delivery	Frequency	Percentage
Unsatisfactory	80	29.9
Fairly satisfactory	115	42.9
Satisfactory	66	24.6
Highly satisfactory	7	2.6
Total	268	100.0

Source: Field Survey, 2014.

Level of Satisfaction with Primary Schools

The survey revealed that 29.9% of the respondents are not satisfied with the primary schools within the settlement. However, 41.8% of the respondents are fairly satisfied and 28.4% are satisfied with the provision of primary schools within the settlement.

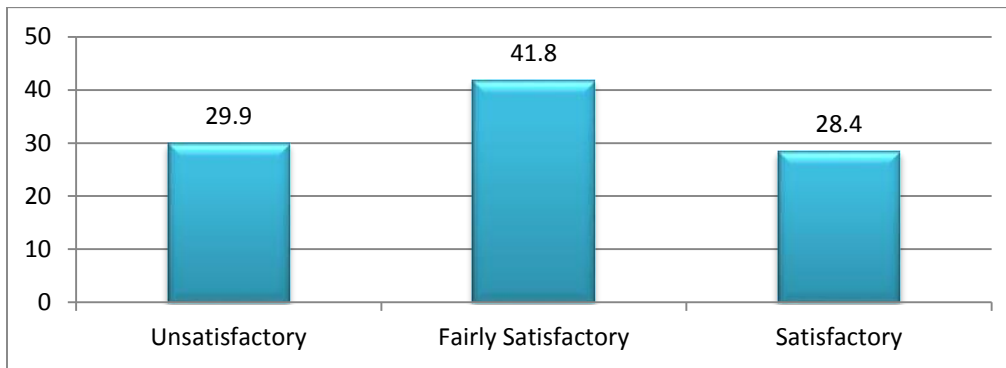


Figure 1.7: Level of Satisfaction with Primary Schools
Source: Authors Field Survey, 2014.

Level of Satisfaction with Secondary Schools

The availability of secondary schools within the settlement gives the settlers the opportunity to decide on which school they would want to enrol in. Thus, only 0.4% of the respondents are not satisfied with the secondary schools.

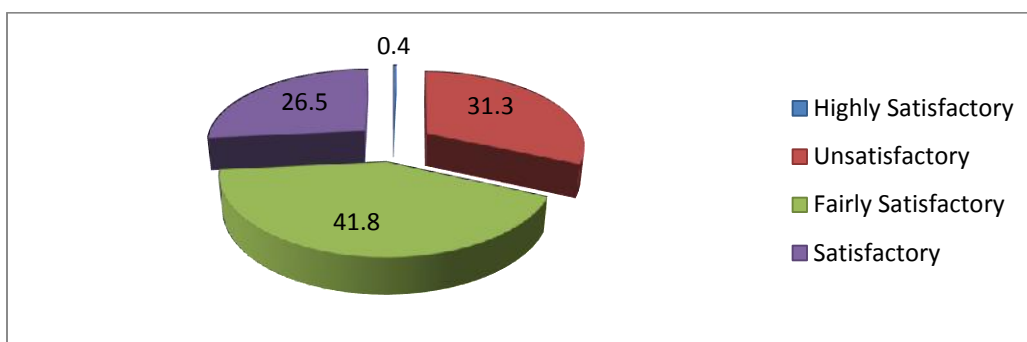


Figure 1.8: Level of Satisfaction with Secondary Schools
Source: Authors Field Survey, 2014.

Level of Satisfaction with Electricity Supply

Electricity supply is not a major problem of the inhabitants, as 40.7% of the respondents are fairly satisfied with the supply and 26.1% of the respondents are satisfied with the electricity supply.

Table 4. Level of Satisfaction with Electricity Supply

Level of Satisfaction with Electricity Supply	Frequency	Percentage
Unsatisfactory	89	33.2
Fairly satisfactory	109	40.7
Satisfactory	70	26.1
Total	268	100.0

Source: Field Survey, 2014.

Level of Satisfaction with Water Supply

The survey conducted reveals that 30.6% of the sampled population are unsatisfied with the water supply in the settlement. Thus, there is need to improve on the sources of water supply in order to address the problem.



Figure 1.9: Level of Satisfaction with Water Supply

Source: Authors Field Survey, 2014.

CONCLUSION AND RECOMMENDATIONS

The study revealed that the inhabitants have successfully adjusted to their new settlement due to the presence and availability of the basic infrastructural facilities and services within the settlement. With regards to housing however, the study revealed that the settlement is free from congestion as average housing density stands at 7 to 8 persons per household. Environmental quality however should be monitored, as the residents have poor waste disposal practices. The distribution of utilities and service was not evenly carried out as a result some residents have to travel long distances to get to some facilities and services.

Resettlement programmes have a way of improving the standard of living of displaced persons if well-conceived and planned. This study has shown that the residents of SabonWuse have adjusted to their new settlement. The public participatory planning system would have gone a long way to reduce the duration of time needed for necessary adjustments to be made. People tend to accept planning ideas and initiatives if they play one role or the other in the decision making process, thus the need for public participation in the resettlement planning process.

In the area of economic development, the residents have been able to secure alternative jobs due to the location of the settlement. The proximity of the settlement to the Local Government Secretariat, the Umaru Musa Yar'adua Memorial Hospital, the Government Secondary Schools in the area, the police posts and several other government establishments have created job opportunities that have absorbed a good number of the residents.

Based on the findings, the following were recommended:

- i. Due to the loss of farmlands of 18.7% of the respondents, there is need to provide this population with alternative farmlands for their farming activities or the creation alternative sources of livelihood.
- ii. With regards to the situation of road circulation within the settlement, 43.7% of the respondents are fairly satisfied with the circulation within the settlement, while 29.9% of the respondents are not satisfied this implies that repairs and maintenance of these roads should be the concern of both the government and the settlers. The government should provide the machinery and expertise for road construction while the community should also provide manpower resources in order to facilitate road construction.
- iii. 28.4% and 41.8% of the respondents are satisfied with the provision of primary and secondary schools respectively, however the challenges faced by the schools is that of facilities and infrastructure within the school such as; libraries, sports facilities, school clinics, chairs and tables and so on. Thus the government schools should be equipped with the necessary facilities that are needed.
- iv. Power supply is needed for most of the economic activities within the settlement. However, the supply is not always sufficient for use. Thus, there is need to make electricity power available at all times to ensure optimum production in all areas of economic development.
- v. Water supply was found to be adequate as only 33.2% of the respondents are not satisfied with the supply of water. Therefore, plans must be put in place to provide more boreholes within the settlement because the population will definitely grow with time and so also the need for water. Maintenance of the available sources of water is also necessary to ensure continuous satisfaction from these sources.

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