



# CENTRE FOR HUMAN SETTLEMENTS AND URBAN DEVELOPMENT JOURNAL

FEDERAL UNIVERSITY OF TECHNOLOGY, MINNA  
CHSUDJ



VOLUME 6 NO. 1

DECEMBER, 2016

ISSN NO: 2141-7601



**PUBLISHED BY:**

**CENTRE FOR HUMAN SETTLEMENTS AND URBAN DEVELOPMENT,  
FEDERAL UNIVERSITY OF TECHNOLOGY,  
P.M.B. 65, MINNA, NIGER STATE**

E-mail: [chsud@futminna.edu.ng](mailto:chsud@futminna.edu.ng) Copyright2016



**CENTRE FOR HUMAN SETTLEMENTS  
AND URBAN DEVELOPMENT JOURNAL  
(CHSUDJ)**

Volume 6 No. 1 December, 2016 ISSN: 2141 - 7601

Published by:  
Centre for Human Settlements and Urban Development  
Federal University of Technology  
P.M.B 65, Minna, Niger State - Nigeria  
E-mail: chsud@futminna.edu.ng



Copyright© - Centre for Human Settlements and Urban Development 2016  
All rights reserved

**Editor-in-Chief**

**Prof. Mustapha Zubairu**  
Dept. of Urban and Regional Planning  
Federal University of Technology, Minna

**Managing Editor**

**Dr. A.O. Sulyman**  
Dept. of Urban and Regional Planning  
Federal University of Technology, Minna

**Editorial Board Members**

**Prof. (Mrs.) S. N. Zubairu**  
Dept. of Architecture  
Federal University of Technology, Minna

**Prof. O.O. Morenikeji**  
Dept. of Urban and Regional Planning,  
Federal University of Technology, Minna

**Prof. Musa Galadima**  
Dept. of Microbiology,  
Federal University of Technology, Minna

**Prof. J.I. Ighalo**  
Dept. of Estate Management  
Federal University of Technology, Minna

**Prof. D.A. Muazu**  
Dept. of Building,  
Federal University of Technology, Minna

**Prof. T.C. Mogbo**  
Dept. of Project Management,  
Federal University of Technology, Minna

**Editorial Advisers**

**Prof. Tunde Agbola**  
Dept. of Urban and Regional Planning,  
University of Ibadan, Ibadan.

**Prof. U.O. Nkwogu**  
Dept of Architecture  
Imo State University, Owerri

**Mrs. Maryam Yunuşa**  
Snr. Human Settlement Adviser,  
UN-Habitat Nairobi, Kenya.

**Dr. Kibe Muigai**  
Snr. Human Settlement Adviser,  
UN-Habitat Nairobi, Kenya.

**Tpl. K. M. Yari**  
Habitat Programme Manager  
Habitat Programme Support Office  
UN House  
Abuja, Nigeria

**Editorial Assistants**

**Tpl (Mrs) F.J. Odegbenro**  
Centre for Human Settlements and Urban  
Development, CHSUD, FUT Minna.

**Mr. M.K. Yisa**  
Centre for Human Settlements and Urban  
Development, CHSUD, FUT Minna.



## Table of Contents

<b>Content</b>	<b>Page</b>
Appraisal of the Perception on the Re-Emmergence of Physical Planning in Selected Areas of South-Western Nigeria <i>Medayese, S.O., Agbola, S.B, Shaibu, S.I, Maikudi, M. and Yakatun, M.M</i>	1
Accessibility of the Aged to Urban Infrastructure and Services in Ibadan, Oyo State, Nigeria. <i>Sulyman A.O., Odegbenro F. J., and Omotosho B.O.</i>	16
Mapping of Hydrothermal Alterations Zones for Mineral Exploration in Kokona Area of Nasarawa State, Nigeria <i>Muhammed M., Obafemi S.I., Hassan A.B, and Odekunle M.O</i>	30
Perspectives on Cost Management Roles of Quantity Surveyors' in Mechanical and Electrical Services Projects <i>Amuda-Yusuf, G., Adebisi, R. T. and Olowa, Theophilus, O.O</i>	39
Assessment of the Functionality of Public Tap Water System in Oyo West Local Government, Oyo State, Nigeria <i>Toyobo, A. E and Bako, B. O</i>	51
Morphological Response of Ginzo River to Urbanization in Katsina Metropolis, Nigeria. <i>Iroye, K. A. and Aminu, K.</i>	67
Assessment of Strength of Association Between Climatic Parameters and Some Selected Crops in Funtua, Katsina State, Nigeria <i>T.I. Yahaya, R. Abdulaziz, Mary O. Odekunle And M.A Emigilati</i>	78
Assessment of Shoreline Change, Along Ondo Coastline, Ondo State, Nigeria <i>Adebola A.O., Oluwole M.S., Ibitoye M.O. and Adegboyega S.A.</i>	86
X Comparative Study of Government Resettlement Housing Schemes and Traditional Housing Settlement Pattern in Abuja: The Case of Gbagyi People. <i>Ayuba P.</i>	103
X Assessment of Ramp Designs as Accesses in Public Buildings in Abuja, Nigeria <i>Anunobi, A. I., Adedayo, O. F., Ayuba P., Oyetola, S. A., &amp; Otijele, G. O.</i>	119
Agricultural Practices Vulnerability to Floods Among Communities Downstream of Kainji Dam, Nigeria <i>Musa M., Suleiman Y.M and Emigilati, M. A.</i>	132
Evaluation of Safety Condition in Students' Hostel Accommodation at the Federal University of Technology Minna, Gidan Kwano Campus. <i>Bajere, P. A.</i>	141

## COMPARATIVE STUDY OF GOVERNMENT RESETTLEMENT HOUSING SCHEMES AND TRADITIONAL HOUSING SETTLEMENT PATTERN IN ABUJA: THE CASE OF GBAGYI PEOPLE.

AYUBA P.

Department of Architecture  
Federal University of Technology, Minna, Nigeria

### Abstract

*Resettlement of Gbagyi people in Federal Capital Territory, Abuja Nigeria was necessitated by the movement of the new capita from Lagos to Abuja. This culminated into a forced relocation of Gbagyi people who are the original inhabitants from their homes. The research analyzed the Gbagyi traditional housing and the resettlement housing schemes provided in Federal Capital Territory, Abuja. Four resettlement schemes were examined to determine the adequacy of such schemes in respect to socio-cultural and socio-economic characteristics of Gbagyi people. Observation method was adapted as the research tool to compare Gbagyi traditional housing type with the resettlement housing schemes. It was observed from the study that the resettlement schemes failed to address the socio-cultural values and housing characteristics of the re-settlers. The research concluded that the resettlement houses provided were dissimilar to the way of life of the affected people. The research recommended that the design of resettlement housing should recognize the fact that people are cultural being and the process of integrating users' participation in the resettlement scheme should be encouraged so as to provide users with adequate satisfaction.*

**Keywords:** Gbagyi, Housing, Inhabitants, Resettlement, Traditional

### Introduction

Resettlement in Abuja was first pronounced in 1975, when the then Federal Military Government of late General Murtala Mohammed established the Akintola Aguda panel to examine the desirability or otherwise of the continued retention of Lagos as the nation's capital. The committee recommended amongst others, that there was need to move the nation capital from Lagos and then

suggested the area which is now the Federal Capital Territory, Abuja as an alternative site for a new capital city. This was of course aimed to improve the capital city to a more central location around Abuja as a symbol of unity to meet the aspiration of all Nigerians (Baba, 2003). The table 1.1 shows the unsuitability of Lagos as a Federal and State capital which led to the relocation to Abuja, the Federal Capital Territory.

**Table 1.1 the Unsuitability of Lagos as Federal and State Capital.**

Against continuing its dual role as Federal and State capital	Why the Federal Capital should be moved to another location
i. Conflict of interest between the Federal and Lagos State government e.g in fisheries, housing, transport.	All the opposite reason, especially: Inadequacy of space Security, and also Ethnicity.
ii. Inadequacy of land space: little land for expansion and very expensive.	
iii. Security: A coastal location is not suitable for a Federal Capital.	
iv. Lack of physical resource: Especially	

- shortage of stones and water.
- v. Inadequate infrastructure: The worst road congestion of any capital visited by the panel-sewage and waste disposal very poor. Lagos remains one of the dirtiest capitals in the world.
  - vi. Topography and drainage: Flat topography makes drainage difficult and of immense problem.
  - vii Population and hardships. Hardships of housing extortionate rents, breeding ground for delinquency, corruption and other anti-social phenomena. Lagos has ceased to be capable of catering adequately for its teeming population.

**Source:** Federal Committee Report, 1975

Consequently the recommendations in the table 1.1 were accepted and a new location for Nigeria's capital was formalised by decree No. 6 of 1976; and an area covering about 8,000 square kilometres was carved out of Niger, Plateau and Kwara states as

the new Federal Capital. It was on the basis of this therefore that the Federal government of Nigeria accepted the recommendation by Aguda panel on the criteria listed in table 1.2.

**Table 1.2 Criteria for the location of the new Federal Capital at Abuja.**

Criteria	Weight (%)
a. Centrality	22
b. Health and climate	12
c. Land availability	10
d. Water supply	10
e. Multi access possibility	7
f. Security	6
g. Existence of land building materials	6
h. Low population density	6
i. Power resources	5
j. Drainage	5
k. Soil	4
l. Physical planning convenience	4
m. Ethnic accord	3
<b>Total</b>	<b>100%</b>

**Source:** Aguda Panel Report, December, 1975

Immediately the Federal Capital Territory was created in 1976, it became obvious that many villages and households within the FCT needed to be displaced to pave way for the new FCT. Federal government therefore initiated a resettlement process and then embarked on the resettlement of

its inhabitants since 1984 by the provision of resettlement housing (Jibril, 2006)

Also, according to Jibril (1990), part of the decision reached between the Federal Capital Development Authority (FCDA) officials and the state resettlement committee was to provide resettlement



areas for each village or combination of villages outside the FCT. It was also observed that individual persons affected by the exercise were to be relocated to the new resettlements and provided with new dwellings that contain their socio-cultural lifestyles. However, in the resettlement housing schemes provided for the inhabitants most of the socio-cultural characteristics were either partially or completely absent. The resettlement housing schemes were rejected by the inhabitants; and many of the resettlement houses were sold to other Nigerians. Some of the resettlement houses were significantly modified or reconstructed by new occupants who seemed to have bought the houses from the original people that were allocated the housing schemes (Ayuba, 2014).

The first resettlement policy was in 1978 where decision to evacuate all the inhabitants was revised, compensation and resettlement undertaken only in respect of those occupying the site chosen for building the city Mabogunje (1977). This was as a result of the large sum of amount involved in the resettlement process; the decision was however reversed. The second resettlement policy change was in 1992 when government adopted for an integration policy which would retain, integrate and assimilate the original inhabitants within the Federal Capital City (FCC) Such resettlement policy gave rise to the present Kubwa resettlement, the popular satellite town in Abuja. The inhabitants instead decided to sell the houses offered to them by the Federal Government to other Nigerian and then relocated back into undeveloped area of the city within the Federal Capital Territory.

The third resettlement policy was in 1999; this time around there was a change in the policy, when the integration policy was reversed from that of complete resettlement. This also gave rise to

resettlement housing scheme in Dei-Dei town outside the Federal Capital City (FCC), which was completed in 2002. The resettlement scheme was also rejected with an excuse that they were too small for them and their large families. The housing scheme have however been occupied by other Nigerians.

The fourth resettlement policy change was in 2003. This time around the new administration decided to take a bold step to resettlement. Jibril (2006) reported that it approached the issue with new vision, complete sense of direction and dedication. He stated that having realised that it would be practically impossible to implement the original provisions of the Abuja master plan without a well-articulated resettlement policy in place; it then embarked on the restorations of the original provisions of master plan to complete areas that were marked for completion of the resettlement schemes.

The review carried out of the Master Plan of FCT (FCDA, 2008) came to the conclusion that the resettlement housing schemes had failed to achieve their stated objectives. They were to provide functional houses based on the socio-cultural characteristics of the local communities to be resettled; and effective and sustainable alternative means of livelihood for them. The inhabitants that were displaced from their original homes, forfeited their farmlands, immovable landed properties and to envisage a new life in the resettlements. What instead appear to have happened was that the affected people either refused to occupy the new houses provided for them or decided to sell them due to their unsuitability to their lifestyle. The research seeks to determine the adequacy of such schemes in respect to socio-cultural and socio-economic characteristics of gbagyi people

### Research Methodology

The study employed the case study and descriptive research methods through a post occupancy evaluation approach. Observation schedule was used as research instrument to gather the required data. A

total of four resettlement housing schemes in Federal Capital Territory, Abuja were studied as shown in table 2.1. A random interview was also conducted with some of the occupants to seek their opinion on the resettlement schemes provided for them.

**Table 1.3 Resettlements studied**

S/No	Name of Resettlement
1	Kubwa
2	Apo
3	Dei-Dei
4	Ushafa

Source: Author's fieldwork, 2011

### Gbagyi Traditional Housing concepts Typical Traditional Layout of Gbagyi Compound

The Gbagyi traditional housing is characterised by hierarchy of spaces as it is common with most African traditional housing; where a house is a cluster of individual huts. In traditional Gbagyi housing, the spaces are divided into public, semi-private and private areas. The public area is made up of spaces outside the compound; where the children do their playing. The semi-private is also made up of the entrance huts and the courtyard(s), while the private zone is made up of the sleeping huts as shown in figure (1.1). The spatial organisation in Gbagyi traditional housing is created through a continuous expansion of the compound which is as a result of the family structure of the Gbagyis. They are known to live in both nucleated an extended families set up; and sometimes it can be polygamous in nature. The design concepts of traditional Gbagyi compounds are equally illustrated in figures 1.1 and 1.2 respectively. Gbagyi people call their houses *Apyi* which is divided into three zones: the Public; Semi-Private and Private sections.

The public zone is made up of frontage of the house and the entrance hut popularly called the (Dugwe). This is where the Gbagyi compound is accessed; this also

serves as the most public part of Gbagyi compound. The compound's head stays here most of the time to receive guest. The size of Dugwe depends largely on the size of the family and its function. There is only one Dugwe that can be found in a typical Gbagyi compound irrespective of family size; be it nuclear or extended family. The next in the hierarchy, is the Semi-private zone which is the courtyard called (*Akpeda*). The largeness of the courtyard depends largely on the number of sleeping huts around the courtyard(s). In some Gbagyi compounds more than one courtyard particularly in an extended family set up are found. Here the compound is further segmented into male and female sections (figure 1.5). In the male section, this is where the compound head sleeping hut (*Gbemi*) is located. Other rooms that can be found within the semi-private area include: boys room (*Abyi Nyanknu*) and where applicable, the compound head brother's room can also be located. In the female section, there is a preceding courtyard which houses wives rooms, (*Ayinkwo Gbe*), Kitchen (*Gace*), fire wood store, animal pen house, girls room and granaries comprising of family's granary and each for the house wives. Male children above 16years of age are not easily found here during the day time as they may be engaged in other hand works

like mat weaving, wood carving and blacksmithing.

The private zone is where sleeping huts for women and their kitchens (Agache) are

located. In this zone, there can equally be wives granaries, animal pen house and an exit used mostly by the women for fetching water and fire wood for cooking during the day.

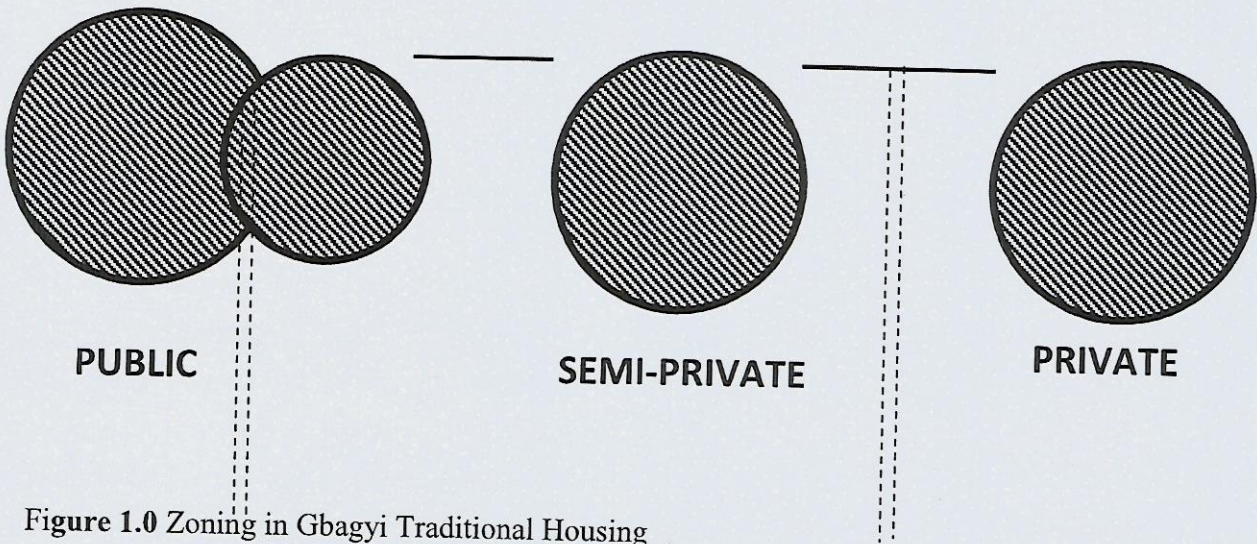


Figure 1.0 Zoning in Gbagyi Traditional Housing

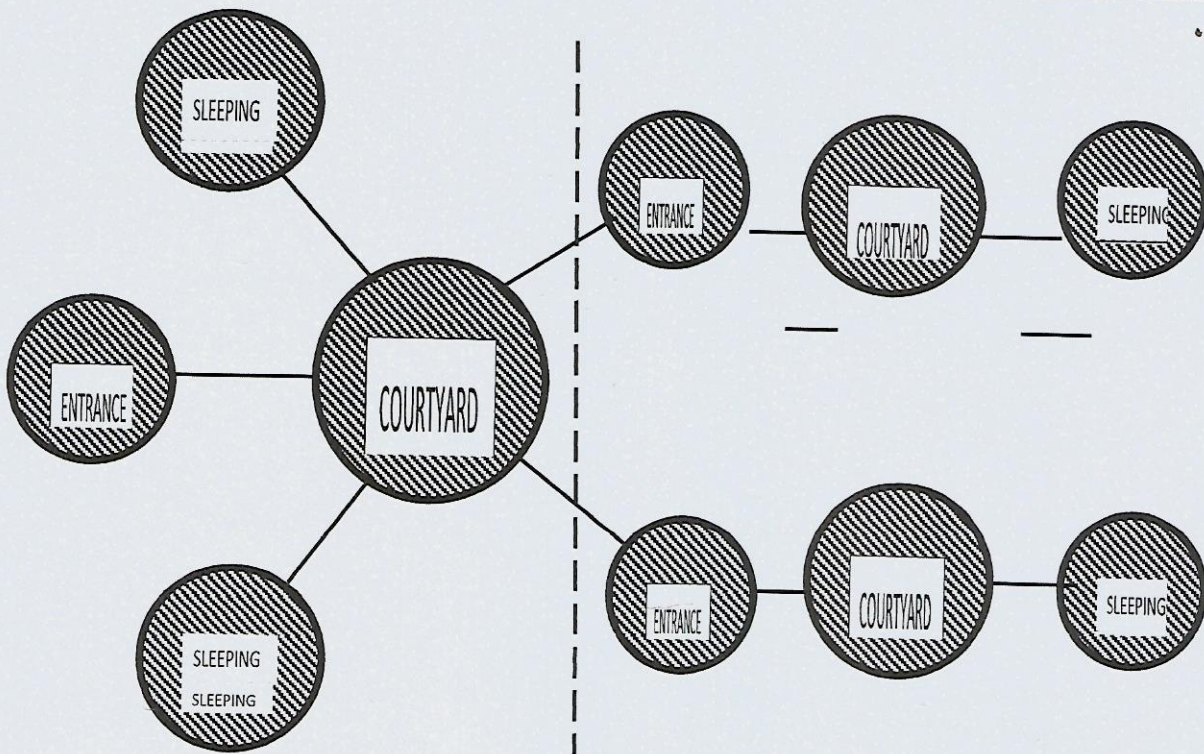


Figure 1.2: Hierarchy and zoning of spaces in Gbagyi traditional housing  
Source: Author's fieldwork, 2011.



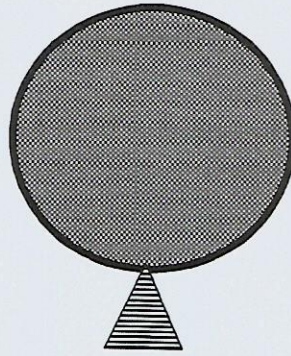


Figure 1.3 Compound with design concept of traditional Gbagyi compound

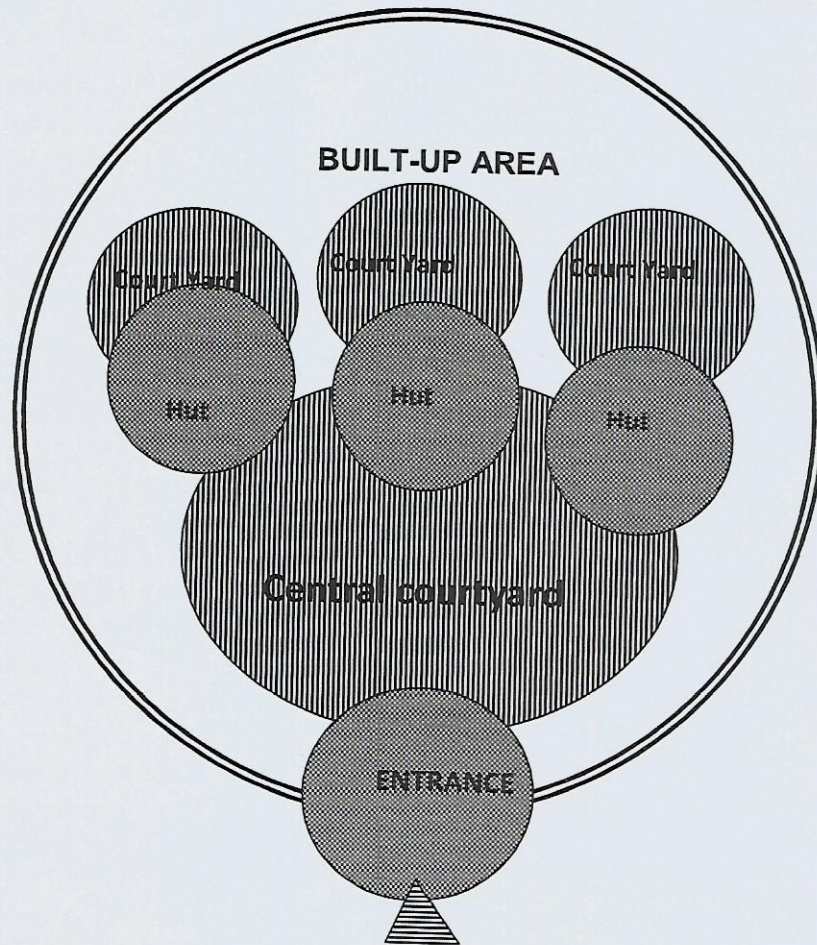


Figure 1.4 Traditional compounds with many courtyards.  
Source: Author's field work, 2012.

### Gbagyi Traditional Compound

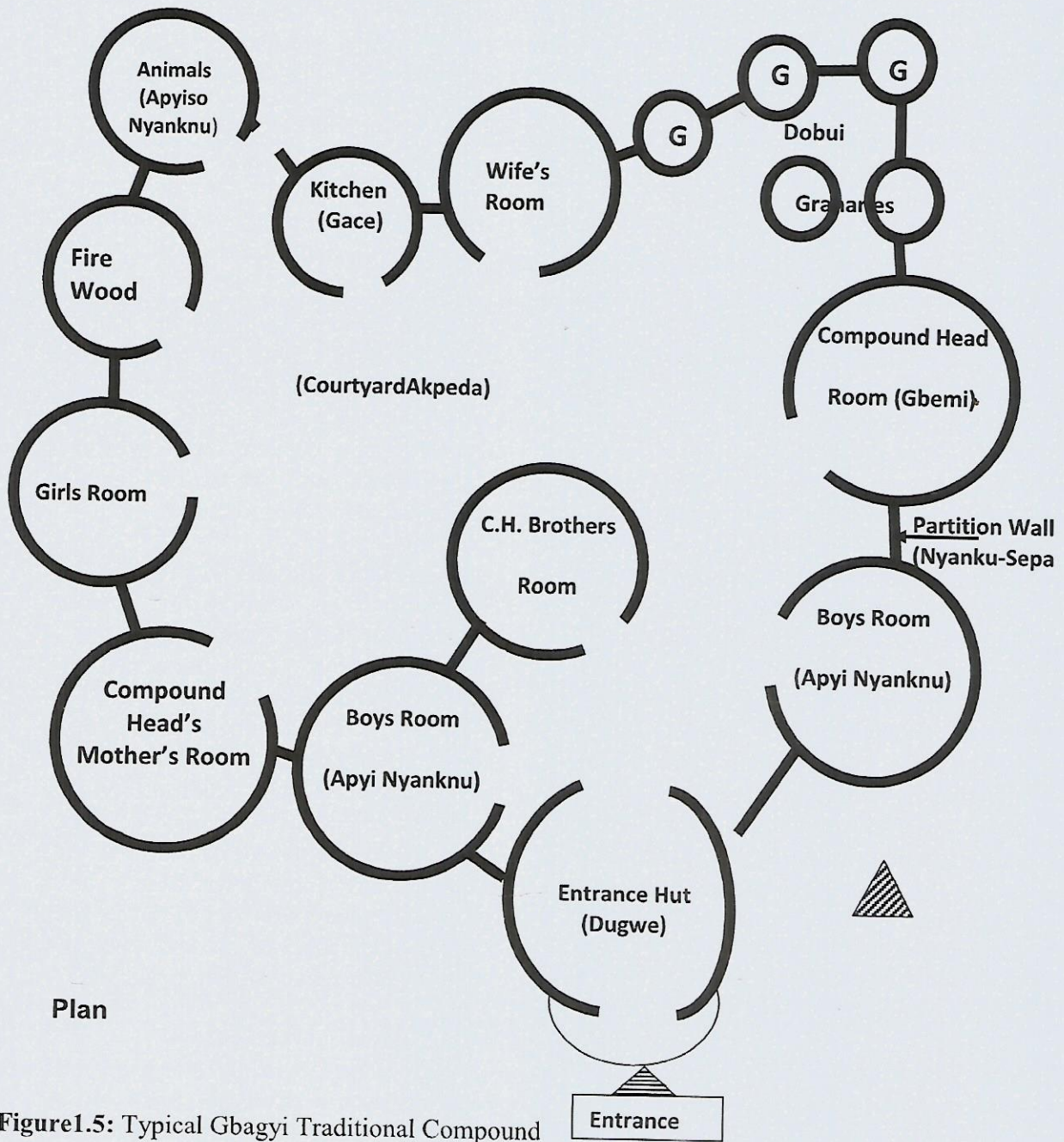
The typical Gbagyi traditional housing usually starts with a family of a man, his wife and children. The compound normally starts expanding when the man marries more wives and shelters more

children. In a Gbagyi traditional compound, Dugwe is the main entrance to the compound. It has both the outer and the inner openings that open to the courtyard (Akpeda) at the male's section directly (figure 1.5). Close to the entrance



hut, are the boys' rooms whose doors open to face the inner opening to Dugwe. In the male section, there is a hut directly facing the inner entrance of Dugwe. This is intentionally built to prevent direct view into female section by the visitors. According to tradition, in most cases openings are minimized in Gbagyi traditional housing to avoid evil spirits access to habitable rooms. The open ends of the central hall are either turned to the

north or to the south in order to avoid deep penetration of sun's rays. The typical Gbagyi compounds comprising of various components are illustrated in Figure 1.5, with standard housing forms for traditional Gbagyi housing also tabulated in table 1.4. All the building materials are made up of traditional materials; that is from the foundation to the roof.



Plan

Figure 1.5: Typical Gbagyi Traditional Compound  
Source: Author's field work, 2012

**Table 1.4 Standard Housing Forms for Traditional Gbagyi Housing**

s/no	Traditional housing components	Minimum space per hut (m)	Shape	Area (m <sup>2</sup> )
1.	Entrance porch (Dugwe)	4.5m(diameter)	Round	16 <sup>2</sup>
2.	Boys room (Abyi Nyanknu)	4.0m(diameter)	Round	12m <sup>2</sup>
3.	Compound Head room (Gbemi)	3.6m(diameter)	Round	10m <sup>2</sup>
4.	Compound Head brother's room	3.4m(diameter)	Round	9m <sup>2</sup>
5.	Compound Head mother's room	3.6m(diameter)	Round	10m <sup>2</sup>
6.	Girls room (Abwiyenkoi gbe)	4.0(diameter)	Round	12m <sup>2</sup>
7.0	Kitchen (Gace)	3.6(diameter)	Round	10m <sup>2</sup>
8.0	Wife's room (Nyiko Gbe)	4.0(diameter)	Round	12m <sup>2</sup>
9.0	Fire wood store (shuwan nyaknu)	3.0(diameter)	Round	7m <sup>2</sup>
10.0	Granary big one (dabwyi)	1.5(diameter)	Round	2m <sup>2</sup>
11.0	Courtyard (Akpeda)	6.0(diameter)	Round	28m <sup>2</sup>

**Source:** Author's field work, 2012

Detailed description of the huts are analysed below:

#### **Dugwe (Entrance porch)**

This is the main entrance into a Gbagyi compound; there is usually only one in a traditional compound with a diameter of about 3m-4.5m. The 'Dugwe' also serves as a place where the compound head receives his visitors and where they sometimes sit to drink native wine. The Dugwe also serves as a resting place for the family members most especially during the raining season where in most cases they roast groundnuts, maize and millet while taking shelter from rain. Visitors can also take shelter from rains there. Sometimes the dugwe sometimes serves as a sleeping place for grown-up unmarried boys in the household. This is done for security reasons. Nowadays the traditional function of dugwe is gradually being changed to act as a sitting room in the modern day Gbagyi housing.

#### **Gbemi' (Compound Head Sleeping Hut)**

This is the compound head sleeping hut located immediately after the entrance. It is oriented in such a way that the compound head can oversee all activities within the courtyard most especially the view towards the granaries. Here, no

woman is allowed to spend the night in compound head's hut. This may be as a result of tradition. It is the man who should normally go to her hut. The size of the Gbemi normally depends on the wealth of the family and materials to be accommodated in the room.

#### **'Apyi Nyanknu' (Children's Room)**

This is the boys sleeping hut; this hut which opens to the men's courtyard is where all the boys who are unmarried stay. Children who have attained the age of (10-12 years) are accommodated in those rooms. The number of rooms to be built for the children also depends on the number of wives the compound head has. These rooms are always located near the granaries and the compound head's room; who watches the movement of the children against strangers. The children hut may range between 3.6m to 4.0m in diameter.

#### **Nyiko Nyanknu (Wife's Hut)**

This is the wife's sleeping hut. Traditionally she shares the hut with her children. It is this room that the man sees his wife; and her belongings are equally kept in the room. In this room there is a

raised mud bed in which fire can be made under it during the cold weather. Traditionally all Gbagyi huts do not have windows for the fear of witches and evil coming into the hut at night.

#### **'Gace' (Kitchen)**

In Gbagyi traditional housing the kitchen is mostly used for cooking purposes only during the rainy season. During the dry season cooking is done in the courtyard. Decorated ornaments, water pots and other cooking utensils are kept in the kitchen. The size of this kitchen and the decorated pots depends largely on the wealth of the family. The average diameter of the kitchen ranges from 3.0m- 4.0m. In Gbagyi traditional housing, more than one kitchen can be found where the head of the compound has more than one wife. Kitchen is of course built for each wife whenever there is an additional woman brought to the family. It is considered as taboo in Gbagyi tradition for a woman to share kitchen. Kitchen is therefore built for each wife irrespective of the number of wives.

#### **'Dobui' (Granary)**

The granary in Gbagyi traditional society is a symbol of wealth. The size and number of granaries depend on the wealth of the man. Two types of granaries are identified in Gbagyi traditional compound; one with a closed base and the other with open base. The woman's granary is always located close to her kitchen and is smaller in size compare to the main granary. Most times largeness of the granary is based on the number of boys the family has and also due to the financial base of the family.

**Table 1.5 Analysis of Resettlement Schemes Provided In Study Area**

S/no	Name of Resettlement	No. of Rooms per household	Kitchen	Living Room	Courtyard	Toilet Within the building	Dining Space	Entrance Porch (Dugwe)
1	Kubwa	3	None	Yes	None	None	None	None
2	Apo	2	Yes	Yes	None	Yes	None	None
3	Dei-Dei	3	None	Yes	None	None	None	None
4	Ushafa	3	Yes	Yes	None	Yes	None	None

Source: Author's fieldwork, 2011

#### **'Ashna-Nyanknu' (Shrine)**

This is where the Gbagyi traditional gods stay; it is smaller than the sleeping hut and usually located near the compound head's sleeping hut. It is kept out of bound to everyone except the compound head, who takes one inside for the ritual prayers. Women are forbidden from entering.

#### **Nyanku-Sepa (Partition Wall)**

This is the partition wall between the individual huts, thus defining a compound. The wall is usually higher in the women section of the compound. It is built of either mud or stones, so that it can easily be knocked down when an extension to the compound is to be made. In the case where the man with more than one wife, is just the same as the one with one wife except for the repetition of the woman's quarters which will commensurate with the number of wives in the compound. Where the compound has more than one family, it is also a repetition of the basic compound which in most cases there is always only one male section in the compound with only one main entrance.

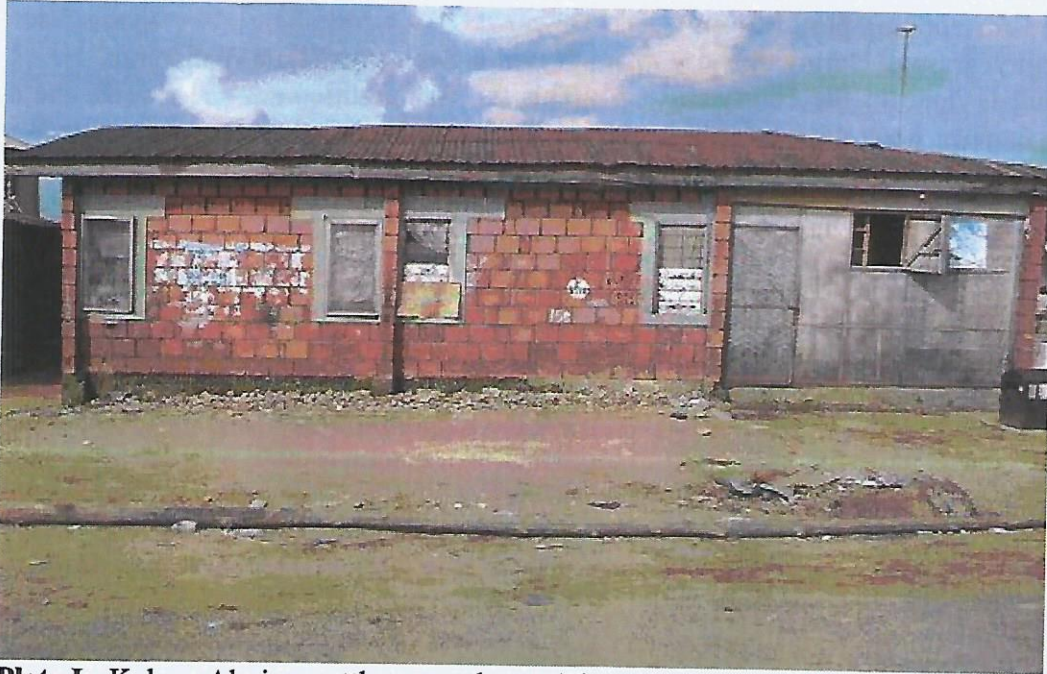
#### **Analysis of Resettlement Housing Schemes Provided in Federal Capital Territory, Abuja**

This part analyses the resettlement schemes provided in the Federal Capital Territory, Abuja for the inhabitants. It examines unit forms of the houses provided in the resettlement schemes. The analysis of the four resettlements is tabulated in table 1.5.

### **Kubwa Resettlement Scheme**

In table 2.3, three number sleeping rooms were provided in Kubwa resettlement scheme. Kitchen and toilets were not provided within the building envelope. Kitchen was centrally located used by the

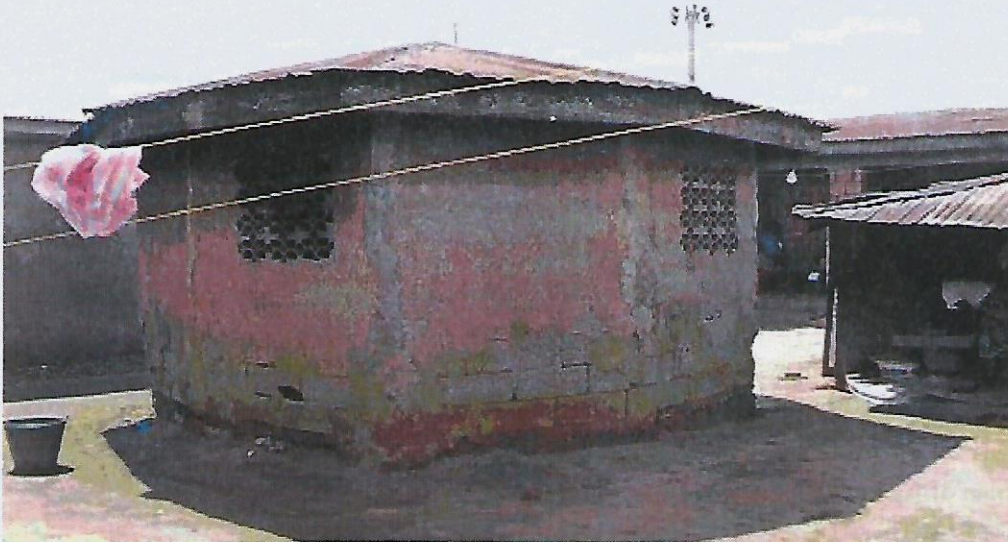
inhabitants (plate III). The re-settlers were made to share some household facilities such as Kitchen which is centrally located in plate V. Toilet facilities are equally located in the compound shared by the occupants as indicated in plate VII.



**Plate I:** Kubwa Abuja resettlement scheme (Phase I)  
**Source:** Author's fieldwork, 2011



**Plate II:** Kubwa Abuja resettlement scheme showing bathroom and wall Closet  
**Source:** Author's fieldwork, 2011

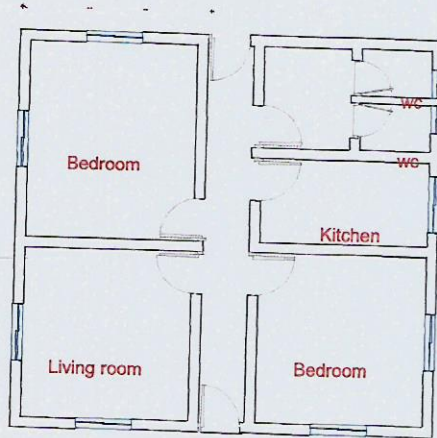


**Plate III:** Kubwa Abuja resettlement scheme showing the Kitchen centrally located  
**Source:** Author's fieldwork 2011

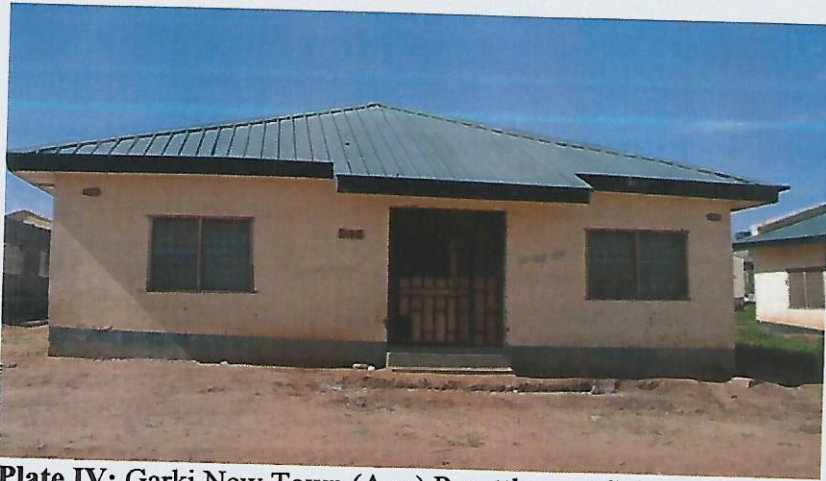
**Garki New Town (Apo resettlement scheme)**

Apo resettlement housing scheme site is about 300 hectares which is meant to take the original residents displaced from Apo, Garki and Akpanjeyan. The scheme is made up of two bedrooms one parlour,

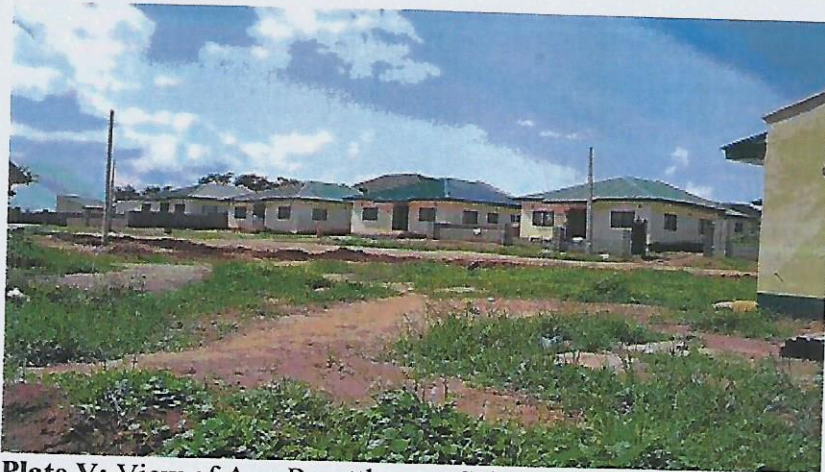
conveniences and kitchen. Storage facilities and entrance porch are not provided in the resettlement scheme.



**Figure 1.6.** Floor plan of Apo Resettlement scheme  
Source: Author's field work, 2011



**Plate IV:** Garki New Town (Apo) Resettlement Scheme.  
Source: Author's fieldwork, 2011



**Plate V:** View of Apo Resettlement Scheme  
Source: Author's fieldwork, 2011



### Dei-Dei Resettlement Housing

The resettlement scheme was initiated during Olusegun Obasanjo administration to cater for the inhabitants of Federal Capital Territory that were affected by the resettlement. The housing units are made

up of 3 sleeping rooms and a parlour. Kitchen and conveniences are located within the compound. No provision for courtyard and entrance porch in the resettlement scheme.

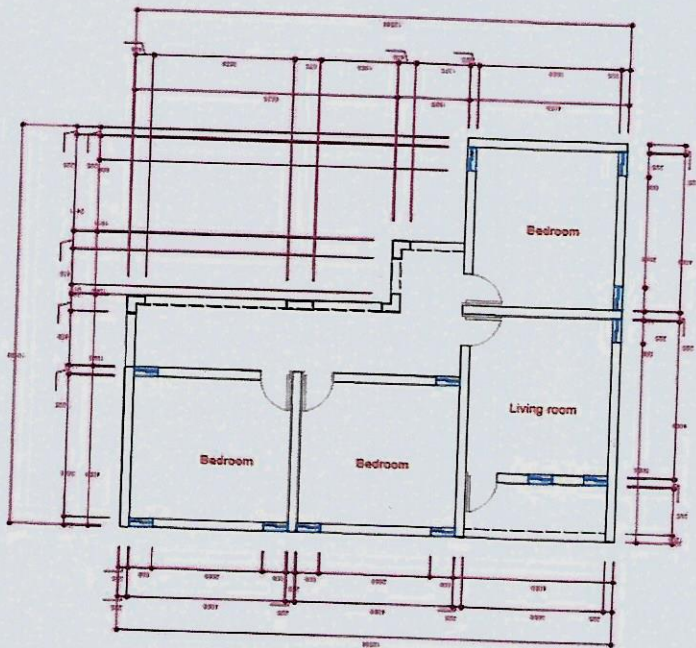


Figure 1.7: Floor plan of Dei-Dei Resettlement scheme  
Source: Author's field work, 2011



Figure 1.8: Front elevation of Dei-Dei Resettlement scheme  
Source: Author's field work, 2011



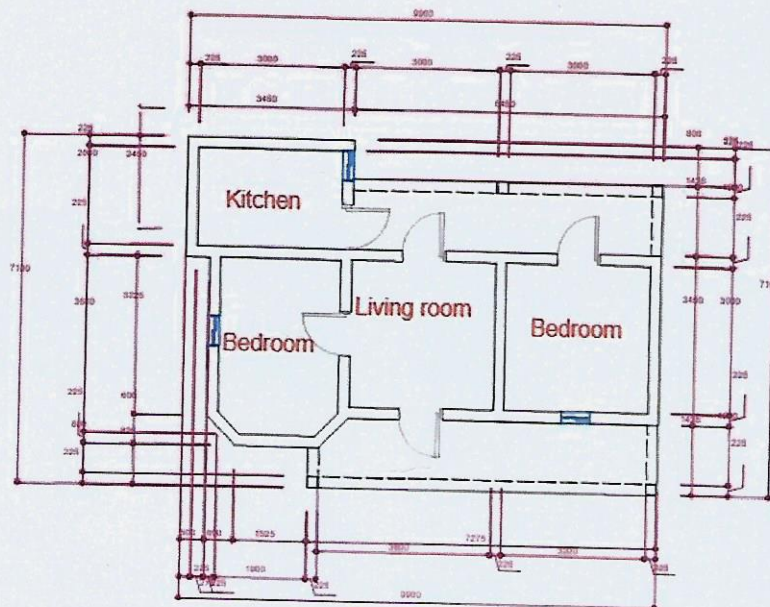


**Plate XI:** View of Dei-Dei resettlement housing scheme  
**Source:** Author's field work, 2011

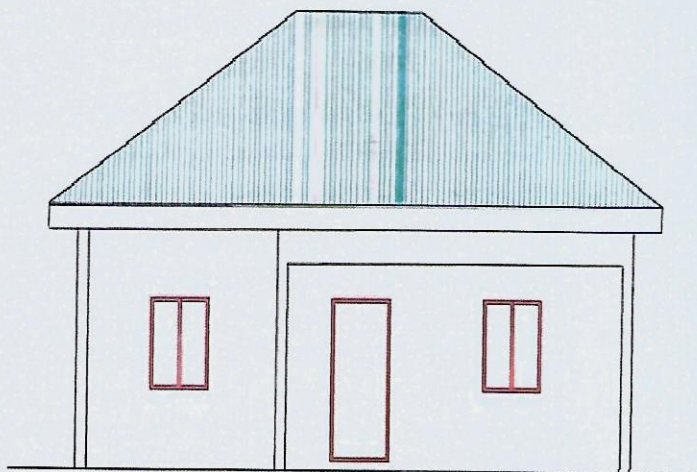
### **Ushafa Resettlement Scheme, Abuja**

The construction of Lower Usman dam Abuja led to the displacement of the three villages namely Jigo, Pari and Kwabara. The people affected by the displacement are Gbagyi which were rural farmers by profession. The resettlement plans were done in 1980 but were finally relocated in 1983. The Federal Capital Development Authority (FCDA) was responsible for the resettlement of the inhabitants displaced.

The project did not evolve any objectives as the task before them was to move people to the new settlement. The housing scheme is composed of two bedroom, kitchen and parlour. Toilets are provided outside the building; but are located within the compound. The housing units are accessed by a veranda and there is no courtyard provided at the resettlement scheme.



**Figure 1.9** Floor plan of Ushafa Resettlement Scheme  
**Source:** Author's field work, 2011



**Figure 1.10:** Front elevation of Ushafa Resettlement Scheme  
**Source:** Author's Fieldwork, 2011

### Conclusion

The study has therefore clearly shown that the resettlement housing schemes failed to address the socio-cultural values and housing characteristics of the re-settlers. In fact the houses provided were dissimilar to the way of life of the affected people. For example, the Dugwe was missing in all the schemes, while courtyard, which is the main focal point in Gbagyi traditional housing, was completely absent. Other important units such as separate rooms for adult male and female children, Gace (kitchen) and granaries (stores) were excluded from the design of the new schemes. These are among the major factors responsible for the rejection of the new schemes by the inhabitants.

### Recommendation

In the design of resettlement housing, designers need to recognise the fact that people are cultural being and the process of integrating users' participation in the resettlement scheme should be encouraged so as to provide users with adequate satisfaction. In every resettlement housing schemes to be provided, it is important to take to consideration socio-cultural and economic factors at the early stage; this will lead to an effective design process.

### References

- Aguda panel Report (1975). Committee on the location of the Federal Capital. Government Views on the report of the panel on the location of the Federal Capital. Lagos. Federal Ministry of Information.
- Ayuba, P. (2014). An Assessment of Resettlement Housing Schemes for Gbagyi People in Federal Capital Territory, Abuja, Nigeria. Unpublished PhD Thesis, Department of Architecture, Federal University of Technology, Minna, Niger State, Nigeria.
- Baba, I. (2003). Federal Capital Territory, Abuja: A Reflection into its past. *Gbagyi Journal*, 2(1), 8-27. Gbagyi Vision Publication.
- Federal Government of Nigeria (FGN, 1975). Report on the Dual Role of Lagos. Lagos State.
- Hassan, A. & Naibi, S. (1969). *Gwari, Koro and Gade Tribes*. Ibadan. University Press, Ibadan. Nigeria
- <http://www.nigerianbestforum.com/index.php?topic=11249.0:wap2>.

Resettling the Real Abuja Indigenes.  
Retrieved on 23/10/2010;20.06pm

<http://www.nigerianbestforum.com>. 2010

Jibril, I.U. (1990). Resettlement Problems in Usman Town of Nigeria's New Federal Capital Territory. Unpublished M.Sc. Thesis, Department of Geography, Bayero University, Kano – Nigeria.

Jibril, I.U. (2006). Resettlement Issues, Squatters settlement and the Problems of Land Administration in Abuja, Nigeria's Federal Capital, Nigeria. Paper presented at 5<sup>th</sup> FIG Regional

Conference Accra, Ghana, March 8-11, 2006= retrieved at tso3g\_Jibril\_3268, on 14<sup>th</sup> April, 2010, 10.53am.

Mabogunje, A. L. (1977). Prolegomenon to urban poverty in Nigeria. In: poverty in Nigeria. Proceedings of the 1975. Annual Conference of the Nigerian Economic Society, Ibadan, pp 69-91.

Resettlement and Relocation (1988).Part 2 special issue, 12(4).

<http://www.culturalsurvival.org/publication/csq/index.cfm?id=12.4>. Retrieved on 23<sup>rd</sup> June, 2011, 12.45pm.