

## Adequacy of Resettlement Scheme: A Post-Resettlement Review of Apo Resettlement Scheme Abuja Nigeria

*<sup>1</sup>Idu Robert Egbenta and <sup>2</sup>Folasade Florence Falana*

<sup>1</sup>Department of Estate Management, University of Nigeria, Enugu Campus, Nigeria

<sup>2</sup>Department of Estate Management, Federal Polytechnic Idah, Kogi State, Nigeria

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**Abstract:** The adequacy of resettlement scheme has been an issue of discourse in Nigeria and globally as a mode of compensation in compulsory land acquisition. The contentious issue is that resettlement scheme has not been able to adequately compensate the displaced persons. This view is based on the fact that there have paucity of data and studies to compare the values of acquired and resettled properties to ascertain the adequacy of compensation. This research aimed at ascertaining the adequacy of resettlement scheme on resettled persons in Apo, Federal Capital Territory, Abuja Nigeria. The research employed a survey approach. A total number of 225 households were randomly selected in the study area and 10 Valuers with experience in compulsory acquisition and compensation and practicing within the study area. The depreciated replacement cost method was used to determine deprival and bestowal values. The deprival value of acquired properties ranges between \$403.91 and \$2709.38 while the corresponding bestowal property values were in the ambit of \$3,069.01 and \$9,065.40. The excess of resettled property value over acquired property value is between \$2,665.10 - \$6,356.01 with differential ranges between 62.72% and 85.92%. This shows that bestowal property value of the resettled property is higher than the deprival value of acquired property. Therefore, the resettlement scheme is an adequate form of compensation and can encourage land availability for sustainable development if applied in compulsory land acquisition.

**Key words:** Adequacy • Resettlement • Compensation • Bestowal value • Deprival value

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### INTRODUCTION

There has been a tremendous increase in population growth the world over and this has attendant pressure on the land and its resources. This increase in population has also led to a proportional increase in demand for land inevitably prompting government to exercise its power of compulsory acquisition (eminent domain) [1]. Land is needed for the provision of infrastructure and services especially by governments to carry out civic responsibilities. Among individuals and communities, a voluntary agreement exists under social contract vesting an organised ruling group with the right to secure mutual protection, welfare and regulate relationship among members [1]. Individual, family or community land is compulsorily acquired and compensation paid to the dispossessed in form of monetary or resettlement in order to alleviate the suffering of the affected victims. The issue of compensation claims either monetary payment or

resettlement, the global debate lingers on insufficiency for compulsory land acquisition [1, 2] have suggested that the parameters to be considered in successful resettlement include: conformity of resettled housing to community way of life, non-disruption of livelihood, emotional and spiritual attachment to old site not excessively high, resettled persons adaptation to the new way of life, non-disruption of livelihood among others. The incorporation of these parameters in resettlement scheme may elicit its adequacy. Although, no universally agreed conclusion has been drawn on what constitute adequate resettlement scheme, the negative impacts of resettlement on the displaced persons are enormous compare to the reparation offered [3-5]. However, the parameters for enormosity were not stated. No precise data exists on the numbers of persons affected by development induced displacement throughout the world [4] however, an estimated 16.2 million people were newly displaced in 2017 [6]. This included 11.8 million

individuals displaced within the borders of their own countries. The magnitude of the combined materials and non-material impoverishment, risk and losses experienced by displaced persons far exceeds the redeeming power of narrow compensation-centred solutions [7]. The compensation may not be that narrow if the value of the resettled property is higher than the acquired property value. Most displaced persons are worse off after resettlement [3]. In developing countries such as Ethiopia, Nigeria, Ghana and Vietnam, it was noted that the contributory factors to the success of resettlement have not been implemented [2, 8-11]. Alternative accommodation in a different location cannot amount to adequate resettlement base on location advantages or disadvantages implying that the value of alternative property cannot be the same as acquired property value when location is taken into consideration [12]. The determination of fair market value of property is hindered when land, other consequential losses, location advantage and using pre-determined replacement cost is ignored [13]. Although, adding other heads of claims of compensation to resettlement value exceeds value of property loss, other inherent losses apart from physical property were not considered making the opinion short sighted [14]. In comparison, the resettlement package in Kanji Dam resettlement scheme in Nigeria was deemed adequate, though findings were only based on perception and rather than scientific determination of property value [15]. The presumption here is that the viewpoints of all these scholars were not based on comparison of acquired and resettled properties values which is the best acid test for adequacy of resettlement scheme. However, the comparison of values of both acquired and resettled properties may provide basis to determine the adequacy or otherwise of resettlement scheme. The best guess is that it is when the value of resettled property is higher than or equal to the value of loss suffered that resettlement scheme can be deemed adequate. The aim of the research is to ascertain the adequacy of resettlement scheme on the resettled persons in Apo, Federal Capital Territory, Abuja, Nigeria.

### **Literature Review**

**Concept of Adequate Compensation:** Compensation is a process of indemnifying dispossessed persons of their rights of ownership or interests in land and converting the rights or interests to monetary or other form of entitlements. In another words compensation is the usual operational “remedy” employed universally as a means of restitution for project-caused asset-dispossession, economic disruption and income loss [7].

These dispossessions, disruption and losses are monumental to the lives of a displaced person affecting the physical, economic, socio-cultural and psychological aspect of lives. Therefore, it is appropriate to resettle people in areas similar to those previously inhabited, thus allowing them to follow their accustomed economic model. This point of view is generally acceptable but may be questioned when adequacy of resettlement scheme is viewed on the perspective of valuation of the acquired and resettled properties.

The notion of complete compensation to fully restore livelihood assets as an alternative to loss of lands/houses is unproven to be true; however this can be proved numerically by valuation [7]. It was argued that resettlement as a means of compensation cannot restore the live and livelihood of the dispossessed person in that their lives are worse off. Compensation for landed properties renders some of the dispossessed landless and homeless and resulted in some of the displaced persons who have not handled such money using it for immediate goods and enjoyment and before they realise it, the monetary compensation has been wasted on frivolity [16]. However, when the worth of resettled property is higher than the acquired property, this viewpoint will be negated. It is only by sharing the development benefit that occasioned resettlement with the resettled person that resettlement scheme can be deemed adequate. However, sharing the development benefits in form of better resettled housing will go a long way to pacify aggrieved landowners dispossessed of their land [2].

**Land Use Act in Nigeria:** The Land Use Act (LUA) of 1978 now cited as Laws of the Federation of Nigeria, CAP 15 LFN 2007, was promulgated. The Act sets the process of land acquisition and compensation. Section 28 of the Act confers on the state governors the power to revoke any right of occupancy for overriding public interests subject to the payment of compensation. The provisions for the payment of compensation are contained in [18] Section 29. The bases for the assessment of compensation are as follows:

- Land, for an amount equal to the rent, if any, paid by the occupier in the year of revocation.
- Building, installations or other improvements thereon for the amount of the replacement cost of the building, installations or improvements that is to say, such cost as may be assessed on the basis of the prescribed method of assessment as determined by the appropriate officer less any depreciation together with interest at the bank rate for delayed payment of compensation.

- Crops on land apart from any building, installations or improvements thereon for an amount equal to the value as prescribed and determined by the appropriate officer.

The implications of this section are that compensation is not paid for bare land rather on improvement and crops or economic trees. It also provides that the method of valuation of improvement is the Depreciated replace cost.

In respect of resettlement an alternative for monetary compensation, the [18] provides in Section 33 (1) that:

- Where a right of occupancy in respect of any developed land on which a residential building has been erected is revoked under this Act the Governor or the Local Government, as the case may be, may in his or its discretion offer in lieu of compensation payable in accordance with the provisions of this Act resettlement in any other place or area by way of a reasonable alternative accommodation (if appropriate in the circumstances).

This implies that other heads of claims such as community values and economic activities are not reflected in compensation in the LUA making land holders vulnerable to loss of land without sufficient compensation. However, community values and economic activities losses can be added to the value of acquired property by making resettled property value higher [17].

Some problems which may frustrate the assessment and payment of adequate compensation include “lack of precise definition, the description of a statutory date of value, delay in payment of amount actually assessed, incomplete heads of compensation, failure to utilise the services of well-trained valuers, professional negligence or incompetence on the part of the valuers, occasional rejection of expert valuation and the use of dictated valuation” [19]. All these problems can be monetized and added to the acquired property value in order to provide the displaced persons a better housing. Acquisition is development-centered; the dimensions of the effects are not important to the acquiring authority that felt that its entire obligation to the displaced is the compensation that is insufficient in most cases [20]. These viewpoints can only be validated when the valuation of the properties involved is carried out. Making some of the land owners a shareholder and employee of project that evicted them after resettlement is too expensive when viewed on the

part of the acquiring authority. The value of property loss will be exceeded if other compensation is added to resettlement [14]. However, when this stand is taken, this may not be in the spirit of adequate compensation which is restoring the displaced person to either the previous or better position he was before the acquisition.

**The Right Not To Be Displaced:** The legal foundation of the right to protection from displacement is derived from Article 12: the right to freedom of movement and choice of residence contained in the Universal Declaration of Human Rights and the International Covenant on Civil and Political Rights [21] which guarantees that "everyone lawfully within the territory of a State shall, within that territory, have the right to liberty of movement and freedom to choose his residence". A similar guarantee exists in the African Charter of Human and Peoples' Rights in articles 12 and 14 [22]. In recent years the legal foundation of the right not to be displaced has been the provisions of the Guiding Principles of International Displacement. Particularly important are the provisions of “Principle five”, which require states to prevent and avoid situations that may lead to displacement [23]. Forced displacement is a direct violation of the right to freedom of movement and choice of residence. Development-induced displacement is not comprehensively monitored in ECOWAS Member States. Infrastructure and urban development projects have led to internal displacement [24]. While estimates for the total number of West Africans displaced by all large-scale development projects are not available, an estimated 234,600 people were displaced primarily by large dam projects in the region from the 1960s to the late 1990s, including two of the largest dams in the region, the Akosombo in Ghana and the Kossou in Cote d'Ivoire as indicated in Table 1.0. The displaced often lack adequate solutions to their displacement, bearing the brunt of these projects implemented for hydroelectric production, regulating water supplies and irrigation.

**Resettled Household and Level of Satisfaction:** In Kumasi Ghana, there was significant improvement in displaced people after resettlement. The improvement was achieved because the resettled people were traders and was relocated close to their business location [25]. However, in the case of Shanghai in China, it was reported that relocation produced less happiness to the involuntary mover [26]. The unhappiness was caused due to the nature of profession. Farming takes time before

Table 1.0: Number of people displaced by large dam projects in West Africa

Name of the dam	Country	Displaced persons	Date of displacement
Akossombo	Ghana	80,000	1963
Kossou	Côte d'Ivoire	75,000	1970
Kandji	Nigeria	44,000	1967-1968
Sélingué	Mali	15,000	1980
Nangbéto	Togo/Bénin	10,600	1987
Manantali	Mali	10,000	1986-1987
Garafiri	Guinea	2,140	1999

Source: Ferris and Stark [23]

adjustment can be achieved. In Makasson, Indonesia the families that were given choice of location were satisfied but families that were moved to resettled site though economically satisfied were not satisfied emotionally [27]. The implication was that the improved level of their wealth could not remedy the loss of kith and kinship hence the emotional dissatisfaction.

The success of resettlement and the long-term satisfaction of the resettled people at Ikawa Dam project in Japan was investigated [28], after fifty years the result indicated that many of them that were still alive were satisfied with their choice based on the successful upbringing of their children or next generation. The success was recorded because the resettled people selected their preferred location. The contrary is the case in African countries as the acquiring authority sort of force the displaced out. This was corroborated in Ghana [10] and in Nigeria [15]. This implies that when the displaced are given the opportunity of choice of relocation, resettlement may be more successful and the resettled people more satisfied. Land right may also play a vital role in resettled satisfaction and success of resettlement. In the case of Xinjin China, land right, compensation for land consolidation, sewerage treatment and living environment contributed to resettler's satisfaction [29].

The success of resettlement scheme can be measured by the level of satisfaction of the resettled persons. The satisfaction can also be measured by the level of adjustment to change from the acquired to the resettled locations. In the process of resettlement, the environmental attributes are disrupted and people are expected to adjust in the new environment. They are also expected to continue in their daily works as usual and get used to new housing, new land, new sources of water supply, infrastructure as well as new socio-economic activities [15]. However, how agreeable the lives of the resettlers are to the new location will determine their satisfaction. When they favourably adjust to the changes caused by displacement, it can be inferred that they are

satisfied. A sort of adaptation to new innovations are also expected to be copied or incorporated as different from the ones existing in the former settlements [30]. Resettlers are therefore expected to relate positively to these innovations. On many occasions, adjustment is seen in the modification of houses and living styles by the resettlers to suit their standard and as a means of indicating proper settling down comfortably in the new location.

Adjustment is a socio - psychological variable; a person's adjustment is the ability to perform his roles without excessive or unbearable psychological stress in new environment [31]. Therefore, the variable of adjustment level will include among others the satisfaction with the adaptation to physical, economic, socio-cultural changes in the new location as perceived by the displaced persons. Ability to acclimatise to new housing, sites, new neighbours, new sources of water supply, new sources of information and the cost of living in the new location.

Modernisation is the process of social change in which development is the economic component. The concept of modernisation denotes a total transformation of a traditional or pre-modern society into a type of technology and associated social organisation characteristics of 'advanced' technology and economic prosperous and relatively political stable nation of the western world [15]. This kind of view is based on the assumption that one can describe the general features of both "traditional" and "advanced" or "modern" society and treat development as transformation from one type to the other. The change in the outlook and characteristics of a settlement to a more advanced nature implies modernisation. It is often assumed that the traditional societies are static and unchanging for a distant period although growing, but with a slow measure of development [15]. The transformation may take over a decade. At a point when there are visible changes such as when Broad street and Tinubu area of Lagos turned from residential one storey properties to skyscrapers, transformation has occurred [15].

External influence can engender modernisation through the process of acculturation to new ways (folk urban) which can cause innovation, change and modernisation such as modern housing, infrastructure, modern sewage system and landscape development [32]. Also, evolution process permits an initial centre or state to move in several possible directions according to factors of change [4]. These can happen when acquiring authority provides new types of houses, infrastructure and resettlement supports in a new location. Similarly, if the development has a population pull factor, the new comers may bring along with them new ways of life.

Modernisation evolves initially from methods of the new geography to depict spatial spread. The spatial spread is brought by differentiation in the components that are injected into the economy to bring about new changes. However, the major problem associated with modernisation process is the ability of the system to sustain growth and continually adapt to change [33]. In the process of adaptation to change and growth, the transformation today may be obsolete in future calling for a newer modernisation. Development, 'modernisation' and transformation are related phenomena. They can be placed in descending order of generality [15]. Development can be regarded as the most general result from the proliferation and immigration of functional roles in the community. Modernisation implies three conditions; a social system that constantly innovates without falling apart, differentiated, flexible social structure; and a social framework to provide the skills and knowledge necessary for living in a technologically advanced area. Transformation could be the changes experienced through modernisation. Thus, a social system that innovates without falling apart differentiated or flexible is the ideal form of modernisation. This can be likened to the current happening in Japan and China where skills and knowledge is used daily in a technological way to modernise the society and even the whole world.

Modernisation of new nations (or settlements) indicates those developmental processes which are meant to transform those countries (or settlements) into upgraded nations or centres. He opined this could be achieved through "induced modernisation". This induced modernisation can enhance resettlement exercise when new innovations and technology are introduced to new areas for the displaced persons [34]. Re-planning or rebuilding new settlements as induced modernization in resettlement will engender regional development with introduction of social amenities which are new to the displaced persons. The introduction of telephone network that was not present in the former location to the new

place can be a type of incentive. The introduction of new social amenities which may be lacking in the acquired location makes the new settlement acceptable to the displaced persons [34].

**Data and Methods:** The study adopted the survey approach, through cross sectional survey using structured questionnaire to collect data. Adequate follow-up, where necessary was taken to replace questionnaires not returned or not properly completed as a strategy to reduce non-response, response error and respondents, bias to the barest minimum. The sample size was extended sequentially until the desired minimum response was obtained. A total of 225 household heads available on the site were selected for the study. Two sets of questionnaires were designed; set A for 225 heads of resettled household and set B for 10 Estate surveyors that had been previously involved in compulsory acquisition and compensation. Participants took part in the study voluntarily as the purpose of the study was explained to them and confidentiality ensured. The instruments were validated by experts on land acquisitions and compensation and statisticians who gave a reliability coefficient of 0.74 and 0.82. Data were analysed using descriptive statistics and actual valuation. Deprival value of the acquired property and the bestowal value of the resettled property were achieved through the valuation of both properties using cost method making provision for necessary depreciation and growth rates. Adequacy of resettlement was arrived at by determining the difference between the resettled and acquired property values. The resettlement provision in the Land Use Act was used as the basis of valuation of the property value as quantum of compensation. Table 2.0 represents different types and costs of acquired property as at 2008 and the current cost in 2019 when inflation growth rate was applied.

The inflation rate was ascertained from Central Bank quarterly bulletin and global property guide as at May 2019. The document indicated inflation rate to be 11%. The growth rate of cost was arrived at by using amount of one naira,  $A = (1+i)^n$ , where  $i$ , is the growth rate,  $n$ , is number of years. Depreciation rate was determined by a combination of degree of obsolescence and year of construction. Straight line depreciation was adopted for ease of comparison but zero value of property was avoided by rule of thumb. The life expectancy of mud/thatched roof was assumed to be 20years with 5% yearly depreciation. Mud wall/corrugated iron sheet roof is 50years with 2% depreciation while sandcrete with corrugated iron sheet is 100 years with 1% rate of depreciation per annum. Therefore, projecting the value from 2008 to 2019, the following multiplier emerged.

Table 2: Inflation Rate Projection from 2008 to 2019

S/no	Type of Property	Total area of building (m <sup>2</sup> )	Cost/m <sup>2</sup>	(1+i) <sup>n</sup>	Current cost/sqm
1	One Bedroom Mud Circular Thatched Roof	10.18	3,500	3.279	11,476.5
2	One Bedroom Mud Rectangular Thatched Roof	12.92	3,500	3.279	11,476.5
3	One Bedroom Mud Rectangular Corrugated Iron Sheet Roof	12.92	6,000	3.279	19,674
4	Two Bedroom Mud Circular Thatched Roof	13.86	3,500	3.279	11,476.5
5	Two Bedroom Mud Rectangular Thatched Roof	16.32	3,500	3.279	11,476.5
6	Two Bedroom Mud Rectangular Corrugated Iron Sheet Roof	16.32	6,000	3.279	19,674
7	Three Bedroom Mud Rectangular Thatched Roof	27.20	3,500	3.279	11,476.5
8	Three Bedroom Mud Rectangular Corrugated Iron Sheet Roof	27.20	6,000	3.279	19,674
9	Three Bedroom Sandcrete Corrugated Iron Sheet Roof	27.20	12,000	3.279	39,348
10	Four Bedroom Mud Rectangular Corrugated Iron Sheet	32.64	6,000	3.279	19,674
11	Four Bedroom Sandcrete Rectangular Corrugated Iron Sheet	32.64	12,000	3.279	39,348

Source: Author, 2019

Table 3: Valuation of Acquired Property as at 2008

S/No	Type of Property	Total area of building (m <sup>2</sup> )	Cost/m <sup>2</sup>	Estimated cost		DRC	Qty	Total depreciated value of property	Value per unit
				of building	% Depreciation				
1	One Bedroom Mud Circular Thatched Roof	10.18	3,500	35,650	45.50	19429.25	8	155,434	19429.25
2	One Bedroom Mud Rectangular Thatched Roof	12.92	3,500	45,220	35	29,393	31	911,183	29,393
3	One Bedroom Mud Rectangular Corrugated Iron Sheet Roof	12.92	6,000	77,520	20	62,016	17	1,054,272	62,016
4	Two Bedroom Mud Circular Thatched Roof	13.86	3,500	48,510	45.50	26,438	4	105,752	26,438
5	Two Bedroom Mud Rectangular Thatched Roof	16.32	3,500	57,120	35	37,128	72	2,673,216	37,128
6	Two Bedroom Mud Rectangular Corrugated Iron Sheet Roof	16.32	6,000	97,920	20	78,128	46	3,603,456	78,336
7	Three Bedroom Mud Rectangular Thatched Roof	27.20	3,500	95,200	35	78,336	16	990,080	61,880
8	Three Bedroom Mud Rectangular Corrugated Iron Sheet Roof	27.20	6,000	163,200	20	61,880	7	913,920	130,560
9	Three Bedroom Sandcrete Corrugated Iron Sheet Roof	27.20	12,000	326,400	12	130,560	2	639,744	319,872
10	Four Bedroom Mud Rectangular Corrugated Iron Sheet	32.64	6,000	195,840	20	319,872	14	2,193,408	156,672
11	Four Bedroom Sandcrete Rectangular Corrugated Iron Sheet	32.64	12,000	391,680	12	360,345	7	2,522,415	360,345

Source: Author, 2019

Table 4: Acquired Property that Depreciated in Value between 2008 and 2019

Type of Property	Value, 2008 (N)	Value, 2019 (N)
One Bedroom Mud Circular Thatched	19,429	11,683
One Bedroom Mud Rectangular Thatched	29,393	14,828
Two Bedroom Mud Circular Thatched	26,438	15,906
Two Bedroom Mud Rectangular Thatched	37,128	18,730
Three Bedroom Mud Rectangular Thatched	61,880	31,216

Source: Author, 2019

**Result of the Study:** Adequacy of resettlement is determined by comparing the value of acquired property value with the resettled property. Table 2 served as the basis for the projection to determine the worth of the property. The result shown in the Table 3 is the value in retrospect as at 2008 when the actual enumeration took effect and the value as at 2019.

Table 3 shows the values of acquired property as at 2008 and 2019. The value as at 2008 is between ₦19,429.25 and ₦360,345 while the value ranges between ₦11,683 and ₦988,926 as at 2019 indicating a gradual depreciation in value of some of the properties as shown in Table 3b below.

Table 4 above suggested the amount each displaced person should have been paid in lieu of resettlement. The implication of the result is that while the value of mud

building with thatched roof is depreciating, the value of houses with corrugated iron sheet cover and sandcrete wall is appreciating. This indicates that the nature of the building material apart from maintenance affects the value of structures in the tropical region, mud houses with thatched roof is less sustainable as dampness allow moist assimilation in such building leading to total collapse of most building especially in the raining season. Base on this premise high depreciation rate was employed on such property. It is also the opinion of the researcher, that if such properties were not acquired, they might have collapsed or the owner expending extra labour and material to sustain them.

**Value of Resettled Property:** Table 4.0 shows the value of the resettled property which was carried out using the same approach as that of acquired property. The modality was appropriate in order to make the valuation has the same basis for ease of comparison. Hence depreciated replacement cost approach is also use to arrive at the worth of the property. The base year for the projection of the resettled property was taken as 2016 when the property is fully completed, handed over to the resettled persons and our first contact with the resettlement section of Federal Capital Development Authority was effected.

Table 5.0: Resettled Property Value as at 2016

S/n	Type of Property	Total area of building (m <sup>2</sup> )	Cost/m <sup>2</sup>	Estimated Cost of Building	% Rate of Depreciation	DRC	Qty.	Total Value of Depreciated Property	Value per Unit
1	One Bedroom Sandcrete Corrugated Iron Sheet	26.00	36,250	942,500	8	867,100	56	48,557,600	867,100
2	Two Bedroom Sandcrete Corrugated Iron Sheet	36.00	36,250	1,305,000	8	1,200,600	122	146,473,200	1,200,600
3	Three Bedroom Sandcrete Corrugated Iron Sheet	65.025	36,250	2,357,156	8	2,168,584	25	54,214,600	2,168,584
4	Four Bedroom Sandcrete Corrugated Iron Sheet	76.80	36,250	2,784,000	8	2,561,280	21	53,786,880	2,561,280

Table 6.0: Resettled Property Value as at 2019

S/n	Type of Property	Total area of building (m <sup>2</sup> )	Cost/ m <sup>2</sup>	A= (1+11.4) <sup>3</sup>	Current cost/ sq/m	Current Value	% Depreciation	DRC	Qty	Total Value of Property	Value per Unit
1	One Bedroom Sandcrete Corrugated Iron Sheet	26.00	36,250	1.382	50,098	1,302,54	14	1,120,191	57	63,850,887	1,120,191
2	Two Bedroom Sandcrete Corrugated Iron Sheet	36.00	36,250	1.382	50,098	1,803,528	14	1,551,034	122	189,261,148	1,551,034
3	Three Bedroom Sandcrete Corrugated Iron Sheet	65.025	36,250	1.382	50,098	3,257,622	14	2,801,555	25	70,038,875	2,801,555
4	Four Bedroom Sandcrete Corrugated Iron Sheet	76.80	36,250	1.382	50,098	3,847,526	14	3,308,872	21	69,486,312	3,308,872

Source: Author, 2019

Table 7.0: Value of Resettled Property in 2016 and 2019

Type of Property	Value, 2016 (₦)	Value, 2019 (₦)	Difference	Percentage 100%
One Bedroom	867, 100	1, 120, 191	253, 091	22.59
Two Bedroom	1, 200, 600	1, 551, 034	350, 434	22.59
Three Bedroom	2, 168, 584	2, 801, 555	632, 971	22.59
Four Bedroom	2, 561, 280	3, 308, 872	747, 592	22.59

Source: Author, 2019

Table 8.0: Value of Acquired and Resettled Properties

Type of Property	Acquired Value (₦)	Resettled Value (₦)	Difference (₦)	Percentage Difference 100%
One Bedroom	147, 429	1, 120, 191	972, 762	62.72
Two Bedroom	218, 344	1, 551, 034	1, 332, 690	85.92
Three Bedroom	826, 796	2, 801, 555	1, 974, 759	70.49
Four Bedroom	988, 926	3, 308, 872	2, 319, 946	70.11

Source: Author, 2019

Therefore, the construction cost of the resettled property was investigated from 2016 and projected using appropriate growth and depreciation rates. Table 5.0 indicated the worth of each type of resettled property as at 2016 the values account for the depreciated replacement cost of the unexhausted improvement without recourse to land. This approach makes comparison with the acquired property value to be reasonable. Similarly, the approach engendered working under the ambit of the law governing valuation for compensation in compulsory acquisition in Nigeria.

**Projected Valuation of Resettled Property as at 2019:**

To enhance the projection the rate of inflation as recorded by the Central Bank of Nigeria quarterly bulletin and the Global Property Guild estimated the inflation rate to be 11%. From this information, a growth rate using the amount of one naira  $A = (1+i)^n$  was employed. ‘i’ in this case is 11.4% while ‘n’ is 3 years. The depreciation rates projected from 2016 basis of 8% with similar property 2% rate of depreciation generate a rate of 14%. Table 6.0 shows the projected resettled property value from 2016 to 2019. The table shows a steady progression of value in

2019 despite the increase rate of depreciation. It can be inferred from the above that the resettled properties have steady appreciation in value unlike some of the acquired properties that depreciate with age. The progressive character shown in resettled property indicates better quality above acquired property hence it can be seen as a bestowal gesture from government.

Table 7.0 shows the Value of Resettled Property as at 2016 and 2019 indicating the value of resettled property as at 2016 is between ₦867,100 and ₦2,561,280 while the value as at 2019 ranges between ₦1,120,191 and ₦3,308,872 with constant differential percentage increase of 22.59%. This denotes appreciation of value in all types of property.

**Adequacy of Resettlement:** Table 8.0 indicates the value of both acquired and resettled property including the differences in value of each type of property and percentage differences in values. There is huge discrepancy in their values which is between ₦972,762 and ₦2,319,946 and the percentage difference between 62.72% and 85.92%. This infers that the value of resettled property is higher than that of acquired property.

## **DISCUSSION OF RESULTS**

Resettlement scheme can be termed adequate when the value of property lost in the process compulsory acquisition is equal or lower to the value of reparation. Considering the value of both the acquired and resettled property in the study area, the resettlement can be deemed more than adequate since the value of resettled property is higher than the acquired property value. [18] Section 33 (2) provides that

where the value of any alternative accommodation as determined by the appropriate officer of the Land Use and Allocation Committee is higher than the compensation payable under this Act the parties concerned may by agreement require that the excess in value in relation to the property concerned shall be treated as a loan which the person affected shall refund or repay to the Government in the prescribed manner.

and sub section (3) Where a person accepts a resettlement pursuant to subsection (1) of this section his right to compensation shall be deemed to have been duly satisfied and no further compensation shall be payable to such person.

The implication of the result of this is resettlement as form of compensation indemnifies the dispossessed more than monetary compensation. That is it put the victims in a better position than they were before the dispossession. Following the provision of sub section 2 of Section 33 [18], the residents of Apo in the case study owe the government for having compensated them more than the value of their properties.

Although 50 cases of global resettlement scheme indicated adequacy in only three cases; outcome was arrived at not by valuation but losses [5]. However, the valuation of the property in the study area indicated adequacy of resettlement. Similarly, difference in location advantages or disadvantages cannot be substantiated in the study area since agricultural land which is the major need of the resettled person is also available in the study area [12]. The level of soil fertility can be discovered by resettled persons whose mode of farming is rotational bush fallowing. Also, the value of acquired property is depreciating with age while that of resettled property is appreciating, it can be submitted that the value of the resettlement scheme is adequate. Also the excess in the value of resettled property over acquired property values ranges between ₦972,762 and ₦2,319,946.

The resettlement scheme in the study is therefore adjudged adequate. Although, the property acquisition and resettlement were based on the statutorily dictated Land Use Act provision Section 28, 29 and 33, section 33 of the Act that stipulate refund or treated as loan the excess value of resettled property over the acquired property was not implemented as none of the resettled persons were asked to refund any money. The non-refund of excess money incurred on resettlement infers that resettlement is additional cost on the part of the government that can be term a handout to the resettle persons. The gesture can be termed compensation for other losses.

When the value of acquired and resettled properties were compared using the same basis, the result indicates a positive figure and the high percentage difference indicating that the resettlement scheme is adequate. Therefore the law of location advantage is overruled as there is more than enough land for farming in the resettled area. Similarly, opportunity for better source of income made possible by closeness to civilisation engendered improved standard of living. Although the dictated Land Use Act of 1978 was employed in the resettlement exercise, the resettled persons were not mandated to refund excess amount as indicated in section 33 of the [18].

## **CONCLUSION**

To rate a resettlement scheme a success, better resettled housing than acquired property must be provided. Resettlement should be handled as a project on its own rather than addendum to a development and more often than not, compensation to those displaced has been inadequate while the affected communities have not enjoyed the benefits of the developments. Rather, they have borne the environmental and social brunt of them. The resettled property was constructed with better building materials (Sandcrete Wall and Corrugated Iron Sheet) rather than inferior building materials used for the acquired property. This makes the property more sustainable and fit for human habitation. The value is adequate when compared to the value of the acquired property it is being exchanged for. The resettled property is more modern and of better standard. The location of the study area is more exposed to civilisation. Hence, the property has the tendency for value appreciation, therefore the growth rate adjudged reasonable. The resettled property value negated some previous assumptions that the resettlement scheme is not adequate.

Comparison of the values of acquired and resettled properties gave a positive result plus a high percentage difference indicating that the resettlement scheme is adequate. However, in all the laws in Nigeria with respect to compulsory acquisition, the adequacy of compensation has not been addressed [35], but this study suggests that section 33 of [18] provides adequacy of the compensation. This is also supported by the law of location advantage, as there opportunity for better source of income made possible by closeness to civilisation engendered improved standard of living of the dispossessed victims.

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