

The Impact of Land Administration and Internal Migration on Federal Capital Territory, Abuja 1976-2020.

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Abstract

This paper seeks to explore the effects of land administration and internal migration on the Federal Capital Territory (FCT) of Abuja over the past four decades, from 1976 - 2020. The study reviews the literature on land administration and internal migration in Abuja, as well as identifies key factors influencing them, and assesses widely-varied effects on the Federal Capital Territory, including increased economic opportunities and improved access to public services, while internal migration has had the effect of populations' redistribution as well as creating new social and political challenges. The study employs both primary and secondary sources of data for its analysis. The primary data is collected through oral interviews, In-depth discussions with local decision-makers, and field visits. The secondary data sources used for this study include the National Population Commission, officials of land registry records, government documents, and GIS mapping software. The result reveals that existing land administration policies have had positive effects on the economic growth and prosperity of the Federal Capital Territory. However, land administration policies have been seen to have relatively little effect on the redistribution of populations within the FCT. Internal migration, on the other hand, has resulted in the redistribution of populations and increased social and political tensions within the FCT. In conclusion, the study has shown that land administration and internal migration have both had significant impacts on the FCT from 1976-2020. Land administration policies have been effective in promoting economic development and improving access to public services, but have been relatively unsuccessful in addressing population distribution. Internal migration has led to population redistribution but has also increased social and political tensions. Going forward, it is important for the FCDA authority to find effective ways to manage the effects of land administration and internal migration to promote economic development and ensure social harmony. The findings of the study can be used to inform future policies in land administration and internal migration.

Keywords: Land administration, internal migration, population, urbanization, displacement

Introduction

Economists describe land as the most valuable asset among the three factors of production. Land is fixed and unmovable, yet it remains the most cherished factor which makes production of whatever kind possible and complete. The land has been placed in an enviable position such that it has become the most treasured asset sought after by mankind. This paper will discuss the nature and impact of land administration and internal migration in Abuja from 1976 - 2020. The historical background and development of land administration in the Federal Capital Territory (FCT), Abuja. An analysis of how efficient land management and monitoring practices have attracted investment in various sectors within the FCT, leading to economic growth. The role of specialized agencies dedicated to land administration in promoting sustainable practices and protecting the environment in the FCT. A study on the correlation between effective land administration and internal migration patterns within the FCT, including its impact on population growth and urbanization. The potential implications of inadequate land management practices on social and economic disparities within the FCT, particularly in terms of access to affordable housing and basic amenities. Modalities for improving land administration policies and practices in the FCT to ensure equitable development and sustainable growth for all residents. The importance of public participation and community engagement in shaping land management decisions and ensuring transparency and accountability in the FCT. Analyzing the historical context and policy framework surrounding land management practices in the FCT to understand how it has shaped the current challenges and opportunities for sustainable land administration. Assessing the impact of rapid urbanization on land administration and its implications for sustainable development. Identifying potential solutions and best practices for improving land administration in the FCT.

Internal migration in FCT, Abuja and its impact on the local population. The paper will identify reasons why people migrate within the region and how it affects various aspects such as social cohesion, infrastructure development, and economic growth. Urban planning strategies to accommodate increasing internal migration. Explore the challenges faced by urban planners in managing rapid population growth in FCT, Abuja. Discuss potential solutions such as creating affordable housing options, improving transportation systems, and ensuring access to essential services for all. Urban planning strategies to accommodate increasing internal migration: The challenges faced by urban planners in managing rapid population growth in FCT, Abuja are numerous. The influx of migrants puts immense pressure on the city's infrastructure, leading to

overcrowding, increased demand for housing, and strained transportation systems. Additionally, implementing green infrastructure and promoting the use of renewable energy sources can reduce the city's carbon footprint and combat the effects of climate change. Encouraging mixed-use developments and creating walkable neighborhoods can also contribute to a more livable and sustainable urban environment. Furthermore, engaging with the local community and involving them in the decision-making process can ensure that the needs and concerns of residents are taken into account, fostering a sense of ownership and pride in the city's development. Land administration and internal migration are two interrelated factors that significantly influence the development, infrastructure, and socio-economic dynamics of Federal Capital Territory, Abuja. The paper explores their combined impact on the city.

The Legal and Constitutional Provisions for Land Administration in the Federal Capital Territory, Abuja.

The Federal Capital Territory Act of 1976 vests all the 8000 square kilometres of the Federal Capital Territory land mass in the hand of the Federal Government. That means the powers to administer land in the Federal Capital Territory are powers of the President (who may delegate his power to the F.C.T Minister). The Federal Capital Territory Act was passed on 4th February 1976. The Act established, among other things, the requirement for an area to be declared as the Federal Capital Territory and to be described, and the establishment of the Federal Capital Development Authority (FCDA), charged with the development and management of the Federal Capital Territory.¹ The Federal Capital Territory was envisaged as an area separate from the rest of Nigeria, existing outside the purview of the state, in which it is located and controlled by a body appointed directly by the Federal Government. That body was granted considerable powers by the Act. It was charged with the preparation of the Abuja Master Plan, and “town and country planning” within the Federal Capital Territory.²

This gave the Federal Capital Development Authority (FCDA) power over all land within the Federal Capital Territory, and not simply the Capital City itself. The Federal Capital Development Authority was granted the power to “purchase or otherwise acquire or take over any

¹ Federal Government of Nigeria, Federal Capital Territory Act of Nigeria, 1976 Chapter 128 Section 1.2 and 3.1

² Federal Government of Nigeria, Federal Capital Territory Act of Nigeria...4 (ib)

asset, business, property, privilege, contract, right, obligation and liability of any person or body (whether corporate or unincorporated) in furtherance of its activities.³ The authority of the Federal Capital Development Authority (FCDA) was somewhat curtailed by section 4.3 of the Act, which denies the Federal Capital Development Authority (FCDA) the power to borrow money or to dispose of any property.⁴

Yet, this part of the Act pre-empted the Land Use Act passed in 1978, which vested all land in the hands of the Government (whether Federal, State, or local) and allocated it for perpetual use. The Federal Capital Territory Act also charged the Federal Capital Development Authority (FCDA) with halting any construction already underway on land within the Federal Capital Territory.⁵

The Federal Capital Territory should be located outside of any state, it was further envisaged that no person or group would have any claim (either customary or otherwise) to land within the Federal Capital Territory.⁶ The Act makes provision for compensation to be paid to people affected by the establishment of the Federal Capital Territory (particularly the extant indigenous settlements within the area) and/or for alternative land to be granted to them in neighbouring states.

The Federal Government of Nigeria on the 29th March 1978, passed the Land Use Act, which introduced a tenure system based on rights of occupancy and brought all lands within the country under government control; local government, the Governor of each state, or in certain circumstances (e.g. where the land contains or provides access to minerals) the Federal Government in each state. The Governor is the ultimate trustee of the land, which is held in posterity for all Nigerians, and the Governor is assisted in her/his duties by a Land Use and Allocations Committee (LUAC).⁷ The Land Use Act therefore governs the principles of land tenure within Nigeria, the rentals payable by the occupants to the local authorities or state, the revocation of rights (and compensation thereof), and the transition to the system of Rights of Occupancy.

³ Federal Government of Nigeria, Federal Capital Territory Act of Nigeria...Section 4 (2d)

⁴ Federal Government of Nigeria, Federal Capital Territory Act of Nigeria ...Section 43

⁵ Federal Government of Nigeria, Federal Capital Territory Act of Nigeria ...Section 7

⁶ Federal Government of Nigeria, Federal Capital Territory Act of Nigeria...Sections 1 and 6

⁷ Federal Government of Nigeria, Land Use Act of 1978 Chapter 202, Sections 1 and 2

The state Governor is responsible for appointing: (a) a Land Use and Allocation Committee (LUAC) at the state level, responsible for assisting the Governor in matters of land use and land allocations, and (b) a Land Allocation Advisory Committee within each Local Government, responsible for assisting with issues of land allocations.⁸ The rights and powers of the various Advisory Committees are poorly defined by the Land Use Act. The LUAC consists of “such number of persons as the Governor may determine and shall include in its membership not less than two persons possessing qualifications approved for appointment to the public service as Estate Surveyors or Land Officers and who have had such qualifications for not less than five years and a Legal Practitioner.”⁹ nor is there any mandatory engagement of civil society or consultative process over and above the LUAC.

At the level of Local Government (e.g. in rural areas), the act makes provision for a Land Allocation Advisory Committee (LAAC), but the Committee does not necessarily require a consultative process. The membership of the LAAC is appointed by the State Governor (after consulting with the members of the local government) and it serves an advisory role only to the Local government.¹⁰ The State Governor has the authority and responsibility for granting state statutory rights of occupancy in urban and non-urban areas, to set the rental rates for any such land, and to impose penal rents.¹¹ The Governor can impose penal rents or revoke Statutory Rights of Occupancy upon a breach of the Certificate of Occupancy, such as the addition of “improvement “ without the consent of the Governor; the failure to undertake improvements as specified; and the sale, sublease, mortgage or transfer of any part of the land without the prior consent of the governor.¹² The Local Government, on the other hand, has the authority to grant Customary Rights of Occupancy (e.g; the use of land for Agriculture, grazing, or other purposes by families and tribal associations) in areas designated as "land not in an urban area" and which is not already subject to a statutory right of occupancy.¹³

⁸ Federal Government of Nigeria, Land Use Act of 1978 Section 2.2 and 2.5

⁹ Federal Government of Nigeria, Land Use Act of 1978...Section 2.3

¹⁰ Federal Government of Nigeria, Land Use Act of 1978... Section 2.5

¹¹ Federal Government of Nigeria, Land Use Act of 1978...Section 2.5

¹² Federal Government of Nigeria, Land Use Act of 1978...Section 5

¹³ Federal Government of Nigeria, Land Use Act of 1978...Section 6

The State Governor is empowered to collect rentals for Rights of Occupancy; The Act prohibits the Governor from attaching the rental value of the improvements on a site.¹⁴ Thus, the rentals are not, in theory, allowed to represent a form of tax on the value of the buildings on a site. This also might represent an attempt to avoid price speculation and market-related land price inflation, though the Act does not prohibit rentals that reflect land scarcity. Although rentals might not reflect the value of improvements on a site, they still can reflect the relative value of a site so well situated sites are subject to higher rents than those that are poorly situated. In both urban and non-urban areas, the economic value of land for which a person is entitled to compensation, if the Right of Occupancy is ever revoked, is attached to the improvements located on the land for which a person or organization has a Right of Occupancy.¹⁵ This analysis takes us to the Land Use Allocation in the Federal Capital Territory which is the subject matter of the succeeding section.

Land Use Allocation in the Federal Capital Territory

The Master Plan proposed and apportioned land to various uses as follows: 500ha for government activity; 891ha for services; 12,486 ha for residential; 920ha for light industry; 1,840 ha for transport infrastructure; 561 ha for commercial and 8,300 ha for recreation. This is shown in the table below for clarity.

Land Use Allocation of Abuja Master Plan

S/No	Type of Category	Land Budget	As % of Total
1.	Governmental Activity	500.00ha	1.96
2.	Services	891.00ha	3.49
3.	Residential	12,486.00ha	48.97
4.	Light Industry	920.00ha	3.61
5.	Transport-Infrastructure	1,840.00ha	7.22
6.	Commercial	561.00ha	2.20
7.	Open Space-Recreation	8,300ha	32.55
	Total Hectares	25,498.00ha	100%

Source: The Review of Abuja Master Plan, Ibadan: Fountain Publications. 2001. 102

¹⁴ Federal Government of Nigeria, Land Use Act of 1978...Section 16

¹⁵ Federal Government of Nigeria, Land Use Act of 1978...Section 29

Land Use Allocations in the Federal Capital City (FCC)

S/No	Land Use	Percentage
1.	Residential	34.7
2.	Government	2.5
3.	Light Industry	3.5
4.	Recreational/Open Space	32.0
5.	Commercial/Business	6.3
6.	Transportation Infrastructure	17.4
7.	Institutional Service/Facilities	3.4
	Total	100

Source: The Review of Abuja Master Plan, Ibadan: Fountain Publications. 2001.105

According to the Master Plan, the development of the Federal Capital City and Federal Capital Territory was to be undertaken by the land allocation to various uses. The allocation of space in the Master Plan as shown in tables above, showed that land for residential uses takes the lion's share of 12,486.00 hectares (34.7%) of land space in the Federal Capital City. This is followed by recreation open space with 8,300.00 hectares (32%) of land space.¹⁶

Land Allocation for Different Uses in the F.C.T Regional Plan

S/No	Land Use Type	Area (Ha)	Percentage
1	Primary sector	576,000.00	78.2
2a	Cultivation	106,925	18.55
B	Animal Husbandry	65,790	11.402
C	Protected Areas	140,710	24.43
D	Protective Productive Forestry	237,380	41.22
E	Forest Reserves	25,170	4.38
3.	Regional Network Corridors	18,000	2.4

¹⁶ Federal Government of Nigeria, Land Use Act of 1978...Section 29

4.	Airports	3,100	0.4
5.	Federal Capital City	42,500	5.7
6.	Capital City	9,500	1.5
7.	Reservior	5,000	0.7
8.	Urban Settlements	45,600	6.2
9.	Rural Settlements	27,600	3.8
10.	Regional Structures	9,000	1.3

Source: F.C.T Regional Development Plan, 1981, 20.

The primary objective of regional development is to achieve a functional integration between the Federal Capital City and its surrounding territory through various programmes of resource development and the provision of infrastructure. The Regional Plan makes land provisions for (i) Settlement growth and relocation (ii) Agriculture and forestry (iii) Extractive industry, (iv) Infrastructure (v) Regional recreation centres, and (vi) Government reserve centre for training and research. These are shown in detail in table above which shows that the primary section takes the lion's share of 78 percent of land in the Regional Plan. Under this category of land use are agriculture, animal husbandry, forestry, and the extractive industry.¹⁷

The Federal Capital Territory Act was passed into law before the Land Use Act of 1978; the current context of land tenure within the FCT reflects the Government's attitude towards access to land in the Land Use Act. The control of land allocation by the Government was intended to remove land from the hands of customary landowners, stimulate urban growth and development, and make land more economically productive.¹⁸ The Act states that all lands within the Federal Capital Territory are to be administered by or under the control of the Federal Government.¹⁹ The President designates on his/her behalf. Any reference to the powers of the Governor under the

¹⁷ Dioxides Associate (Nig.) Limited: Regional Development Plan for the Federal Capital Territory, Abuja, Federal Capital Development Authority (FCDA) 1983. P.22

¹⁸ U.I Jibril "Resettlement Issues, Squatter Settlements and the Problem of Land Administration in Abuja, Nigeria's Federal Capital" Promoting Land Administration and Good Governance 5th Fig Regional Conference Accra. 2006. 7

¹⁹ Federal Government of Nigeria, Land Use Act of 1978 Chapter 202 Section 51.2

Land Use Act can also be construed as referring to the powers of the Federal Capital Territory Minister.²⁰

The Role of the Federal Capital Territory Minister in Land Administration

Government Notice No.1205 of 1979 created a Ministry of the Federal Capital Territory (M.F.C.T). However, in 2005, President Olusegun Obasanjo abolished the Ministry of the Federal Capital Territory and the Minister was resituated in the Office of the Presidency. The Ministerial operations were brought into the Federal Capital Development Authority (FCDA), and the Minister of the Federal Capital Territory (now in the Office of the Presidency) became the Chairperson of the FCDA by way of the FCT Act.²¹ The abolition of the Ministry reconciles the Federal Capital Territory Act of 1976 with the 1999 Nigerian Constitution, which makes provisions for a Minister to assist with the Federal Capital Territory.²² The Minister is acting on delegated powers of the President by Section 18 of the Federal Capital Territory Act.²³ Consequently, under the delegated powers of the President, and section 5 of the Land Use Act which empowers the Minister to allocate and administer land within the Federal Capital Territory in line with the provisions of the Law.²⁴ Apart from the Minister, no one has the authority to allocate and administer lands in the Federal Capital Territory.

Land Related Departments

S/No	Departments	Functions
1	Urban & Regional Planning	Planning, Design, and Development of the FCT. Is charged with the Physical Planning, and Monitoring of Land Use in the Territory.

²⁰ Federal Government Restructures Federal Capital Territory Administration; Public Communications Unit of the Federal Government of Nigeria 10th March 2005

²¹ Federal Government of Nigeria, Constitution of the Federal Government of Nigeria 1999 Chapter VIII, Part 1.

²² Federal Government of Nigeria, Federal Capital Territory Act of Nigeria 1976...Section 18

²³ Federal Government of Nigeria, Land Use Act of 1978...Section 55

²⁴ Abuja: So Far...So Good, Produced for the Ministry of Federal Capital Territory, Abuja. (Lagos: EFUA Media Associates Limited. 1991) 68,

2	Development Control	Guiding, directing, and controlling development in the FCT
3	Survey and Mapping	Survey works within the FCC which include Perimeter and Topographical survey of parcels of land, preparation of Title Deed Plans (TDPS') for Certificate of Occupancy
4	Resettlement & Compensation	Resettling the indigene in the designated resettlement site of the master plan
5	Engineering Services	Providing Engineering Infrastructure and services in the FCT through planning, design, procurement, and development of Engineering Infrastructure.
6	Satellite Towns Development Agency, (STDA)	Development of the Satellite Towns, development of the Rural Areas through the provision of link roads, potable water, and electricity, and development of the Relocation and Resettlement Areas.
7	Parks and Recreation Abuja Metropolitan Management Council (AMMC)	Provides guidelines for the improvement of aesthetics of individual and public properties and adequate park resources and recreational site development and management.

Source: Ezonbi, Boumo “A History of Urbanisation and Land Administration in Nigeria: Abuja, 1976 – 2010” A PhD Thesis Department of History, Benue State University, Makurdi. 2015.259

There is connectivity among all the land-related administrations of the FCDA because they all partake in one way or the other in land management. Statutorily however, the implementation of land administration actions in terms of land application, processing of application, and allocation of land is carried out by the Abuja Geographic Information System (AGIS). In the functional stratification of the FCDA/FCTA duties, it was discovered from preliminary studies that seven (7) Departments and Agencies within the FCTA/FCDA are land-related. The seven are illustrated in table above with their functions.

The allocation of land to both public and private land users through the Department of Land Administration of the Ministry of Federal Capital Territory has brought about a renewed interest in the previously despondent public. The objective of land administration in the Federal Capital Territory is to ensure not only the efficient use of land but also equitable distribution of land among Nigerians from different parts of the country, and all walks of life.²⁵ These principles are however based on the equality of states and on the ability of the individuals to develop the land allocated. The duties of the land administration department of the Federal Capital Territory are basically to advise on matters and policies connected with the management of land, sign, register, and release the certificate of occupancy, approve applications to mortgage promoters and deeds of assignments, and collection of land revenue for the Federal Capital Territory.²⁶

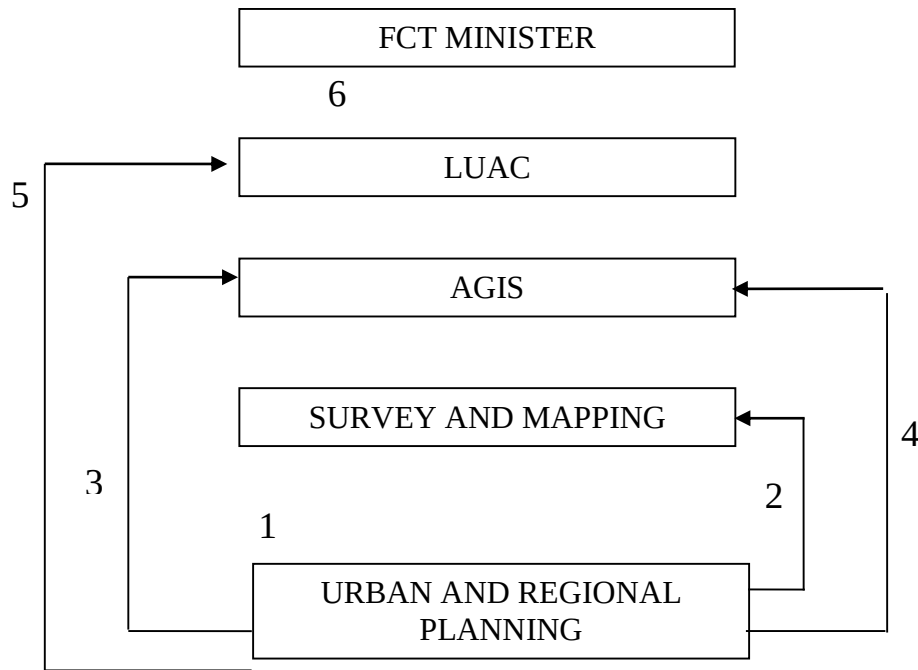
The Minister, through the Department for Lands, liberalized procedures for property development in the territory. Right of Occupancy (R of O) is now issued immediately after payment for the land is made while the Certificate of Occupancy (C of O) is now automatic since the entire land within the Federal Capital City is subject to the provisions of the Land Use Act of 1978. It follows therefore that all citizens of Nigeria must have equal right to use and or occupy land within the Federal Capital Territory. Allocation of plots is made by the Minister of Federal Capital Territory on the advice of the Land Use and Allocation Committee (LUAC). All recommendations of the Land Use and Allocation Committee (LUAC) are subject to the approval of the Honourable Minister of the Federal Capital Territory who signs all Certificates of Occupancy (C of O) issued to grantees in evidence of such grants.²⁷ The figure below gives clarity and a summary of the allocation process.

Summary of the Process of Land Allocation

²⁵ Abuja: Achievements of the Ministry of Federal Capital Territory 1985-1992. (Lagos: EFUA Media Association Limited. 1992) 65

²⁶ Abuja: So far... So Good, 69.

²⁷ Abuja: So Far... So Good. 69-70



Source: Ezonbi, Boumo “A History of Urbanisation and Land Administration in Nigeria: Abuja, 1976 – 2010” A PhD Thesis Department of History, Benue State University, Makurdi. 2015.259

All applications for plots within the Federal Capital City (urban Area) must be made to the Minister) on the prescribed form. In effect, only applications for land by private individuals and organizations made on the prescribed forms will be considered by the Minister. Each application for plots must be accompanied by an application fee as stipulated for residential and commercial, industrial, and places of worship together with two passport photographs of the applicant or Certificate of Registration (C of R) in the case of corporate body.²⁸

²⁸ Abuja Geographic Information System 2012

Internal Migration Patterns in Federal Capital Territory, Abuja

Internal migration has also played a significant role in the city's development. As the capital of Nigeria, Abuja has attracted a large number of people from different parts of the country seeking employment opportunities and a better quality of life. Internal migration has contributed to the city's population growth and has had implications for its infrastructure and social services. The government has recognized the need to address these challenges and has implemented various policies to manage migration and ensure the equitable distribution of resources and services. By doing so, they aim to create a city that is inclusive and provides equal opportunities for all its residents. Some of the policies implemented include the development of affordable housing projects to accommodate the growing population, the expansion of public transportation systems to ease commuting, and the establishment of community centers and healthcare facilities in rapidly developing areas.²⁹

The government has invested in education and vocational training programs to equip the migrants with the necessary skills for the job market, thereby increasing their chances of finding employment and improving their quality of life. Through these initiatives, the government hopes to create a harmonious and prosperous city that benefits all its residents, both old and new. For example, in a rapidly developing area, the government has built new transportation infrastructure such as subway lines and bike lanes to alleviate commuting challenges. They have also established community centers that offer various recreational activities and healthcare facilities to ensure the well-being of both long-time residents and newly arrived migrants.³⁰

The government has implemented education and vocational training programs that specifically cater to the needs of migrants, providing them with opportunities to gain new skills and secure stable employment in their new city. These initiatives have not only improved the overall quality of life for migrants but have also fostered a sense of belonging and integration within the community. Investing in infrastructure and services, the government has created an

²⁹ Bitiyong Zemo J. Amina and Sheriff Ghali Ibrahim. The Plight of Internally Displaced Persons in Unofficial Camps in Federal Capital Territory of Nigeria. Abuja, African Journal of Social Sciences and Humanities Research. 2, issue 3, 2019. 28.

³⁰ Interview, Joseph Shekwo, age 54, Bwari, 24/09/2023.

environment that encourages social cohesion and cultural exchange. Moreover, these efforts have proven to be mutually beneficial, as migrants bring valuable skills and perspectives that contribute to the economic growth and diversity of the city. Through these comprehensive measures, the government has demonstrated a commitment to creating an inclusive and thriving community for all its residents.³¹

This commitment is further exemplified by the government's support for language and integration programs, ensuring that migrants have the necessary tools to fully participate in society. The government has implemented policies to combat discrimination and promote equal opportunities for all residents, regardless of their background. These initiatives have fostered a sense of belonging and unity among the diverse population, resulting in a harmonious and prosperous community. Overall, the government's dedication to inclusivity has not only improved the lives of migrants but has also enriched the city as a whole. The government's commitment to inclusivity can be seen in its investment in education and language programs. By providing accessible and high-quality education, migrants are equipped with the skills and knowledge needed to thrive in their new environment. Language programs, in particular, have played a crucial role in facilitating communication and integration, allowing migrants to fully engage in all aspects of society.³²

The government has worked tirelessly to ensure that discrimination is actively addressed and eliminated. Through strict anti-discrimination laws and comprehensive training programmes, residents are encouraged to embrace diversity and treat others with respect and equality. These efforts have not only created a more inclusive and harmonious society but have also fostered a sense of belonging for migrants. As a result, migrants feel valued and empowered to contribute their skills and talents to their new communities. This has led to increased cultural exchange and cross-cultural understanding, enriching the overall social fabric of the country. The government's

³¹ Jibrin, I.U. "Resettlement Issues, Squatter Settlements and the Problems of Land Administration in Abuja, Nigeria's Federal Capital" Promoting Land Administration and Good Governance, 5th FIG Regional Conference, Accra, Ghana. March 8 – 11, 2006.

³² Jibrin, I.U. "Resettlement Issues, Squatter Settlements and the Problems of Land Administration in Abuja, Nigeria's Federal Capital" Promoting Land Administration and Good Governance...

commitment to fostering diversity and equality has been widely recognized and praised, serving as a positive example for other nations facing similar challenges.³³

Furthermore, the government's efforts have not only benefited migrants but have also had a positive impact on the native population. By embracing diversity and promoting inclusion, society as a whole has become more open-minded and accepting. Prejudices and stereotypes are gradually being dismantled, and a sense of unity and solidarity is emerging. This has created a harmonious environment where people from different backgrounds can coexist peacefully and collaborate towards a common goal of building a stronger and more vibrant nation. In turn, this has led to a stronger economy, as the diverse perspectives and experiences brought by migrants have sparked innovation and entrepreneurship, leading to the creation of new industries and job opportunities.³⁴

Impact of Land Administration and Internal Migration of Federal Capital Territory, Abuja

The role of internal migration in shaping the population dynamics of Abuja over the past few decades has been significant. As the capital city of Nigeria, Abuja has attracted migrants from all over the country in search of better opportunities and a higher standard of living. This influx of people has contributed to the city's rapid population growth and urbanization. The challenges and opportunities presented by land administration policies in promoting sustainable urban growth in Abuja cannot be ignored. The inefficient and often corrupt land administration practices have led to land grabbing, speculation, and informal settlements, resulting in unsustainable urban sprawl and inadequate provision of basic services.³⁵

Internal migration contributes to cultural diversity, social integration, and social cohesion within the city. The effects on community dynamics, social networks, and social support systems. The positive aspects of increased cultural exchange, such as the sharing of ideas and traditions, as

³³ Belts, A. *Forced Immigration and Global Policies* (Chichester- Wiley- Blackwell 2009), 23

³⁴ Ade, M.A and Afolabi Y.D “Monitoring Urban Sprawl in the Fact of Nigeria using Remote Sensing and GIS Technique” *Ethiopian Journal of Environmental Studies and Management*, 6, 1. 2013 .12

³⁵ Gaza, L.Z. “Effect of Urban Residential Housing Demand on Land and Livelihood Activities in the Rural Areas of Federal Capital Territory, Abuja. *Ph.D Thesis*, Department of Geography, Ahmadu Bello University, Zaria 2008.

well as the challenges of assimilation and potential conflicts that may arise. The impact of internal migration on social services and the need for adequate resources to support the growing population. Furthermore, the impact of cultural diversity on community dynamics. With an influx of diverse cultures, communities experience a rich tapestry of ideas, traditions, and perspectives.³⁶

This sharing of knowledge can lead to increased creativity, innovation, and a broader understanding of the world. However, it is crucial to acknowledge that assimilation can present challenges for both newcomers and existing community members. The clash of values, language barriers, and potential conflicts may arise, highlighting the need for open dialogue and understanding. Moreover, the increased internal migration within the city brings about significant implications for social services and resources. This influx of people requires a reevaluation of infrastructure, such as healthcare, education, and housing, to ensure that everyone's needs are met.³⁷

Adam captures it that, the diversity brought by internal migration can be a source of enrichment for the community, as it exposes individuals to different perspectives and cultures. By embracing this diversity and addressing the challenges that may arise, cities can harness the potential benefits of internal migration while fostering inclusivity and social cohesion. This can be achieved through initiatives such as language programs and cultural exchange events, which promote understanding and appreciation among residents.³⁸ Furthermore, investments in affordable housing and the improvement of transportation systems can help mitigate the strain on infrastructure and ensure equal access to opportunities for all residents. By recognizing internal migration as a transformative force and taking proactive steps to accommodate it, cities can create thriving, inclusive communities that celebrate and benefit from their diverse populations. For example, a city experiencing a large influx of international migrants could organize cultural

³⁶ Filaba, M.A Impact of Federal Capital Territory Abuja on Host Indigenous Population 1976 – 2002. Ethiopia: Jimma University Press, 2008.

³⁷ Interview, Benjamin Kalu. Age 45, Kuje. 25/09/2023

³⁸ Adam Abdullahi, Corruption and Politics of Land Administration Housing Provision and Homelessness among the Urban Poor in Abuja. *African Journal of Land Policy and Geospatial Science*, 3. 1 2020 20

exchange events where locals and newcomers can learn about each other's traditions and foster mutual understanding.³⁹

The city can invest in building affordable housing and improving public transportation systems to address the housing and mobility needs of both long-time residents and newly arrived-migrants, ensuring equal access to opportunities for everyone. This approach would allow the city to embrace its diverse population and create a vibrant community where residents from different backgrounds can thrive together. By creating inclusive spaces and organizing cultural events, the city can encourage interaction between residents from different backgrounds. This can foster a sense of belonging and promote a shared identity among community members. Moreover, by providing resources for language and job training, the city can empower newcomers to fully participate in the local economy, leading to economic growth and a stronger community overall. Ultimately, embracing diversity and ensuring equal opportunities for all residents will not only benefit individuals but also contribute to the overall development and prosperity of the city. The role of education and integration programs in fostering a sense of belonging among diverse community members.⁴⁰

The impact of language and job training initiatives on empowering newcomers to participate fully in the local economy. The benefits of diversity are in enhancing creativity, innovation, and problem-solving within the community. Strategies for promoting equal opportunities for all residents, regardless of their backgrounds or cultural heritage. The impact of regular meetings, workshops, and collaborative projects on trust-building: Explore how these initiatives foster open dialogue and mutual understanding among different groups within the community. Discuss specific examples or success stories that demonstrate the positive outcomes of such interactions. Involving community organizations and leaders in decision-making

³⁹ Adamu Abdullahi, *Corruption and Politics of Land Administration Housing Provision and Homelessness among the Urban Poor in Abuja*. 23

⁴⁰ Ojo, J *Corruption in Nigeria's Land and Housing Sector*, Punch Newspaper, March 27. 2019

processes: Delve into the benefits of including diverse voices in policy-making, highlighting how this approach leads to more inclusive policies and initiatives.⁴¹

The importance of actively seeking input from community organizations and leaders, as they often have a deeper understanding of the challenges and needs of the community. By involving them in decision-making processes, not only do we ensure that a wider range of perspectives are heard, but we also foster a sense of ownership and empowerment within the community. This approach has been proven to result in more effective and sustainable solutions that truly address the community's concerns.⁴²

Furthermore, community organizations and leaders are often more connected to the individuals they serve, allowing them to provide valuable insights into the specific issues and barriers faced by certain groups within the community. Their expertise and experience can help us better tailor our initiatives and policies to meet the unique needs of different populations. Moreover, involving community organizations and leaders can also enhance the overall legitimacy and credibility of our decision-making processes, as it demonstrates a commitment to inclusivity and participatory democracy. By actively seeking input from these stakeholders, we can create a more collaborative and cohesive community that works together towards common goals.⁴³ For example, when developing a public health campaign, gathering input from healthcare providers, community leaders, and residents can help identify specific health concerns in different neighborhoods. By understanding the unique needs of each community, the campaign can be tailored to address these concerns effectively and increase its impact. Furthermore, involving community organizations and leaders in the decision-making process can build trust and ensure that the campaign is seen as a collective effort rather than imposed from outside sources.⁴⁴

⁴¹ Medugu, Ni, Majid, M.R and Sofodu, O. O Environmental Impact of Rural-Urban Migration in FCT, Abuja, Nigeria International Conference Urban and Regional Planning 2014

⁴² Ezonbi, Boumo. "A History of Multinational Construction Companies in Abuja Metropolis 1976 – 2005" *M.A Dissertation*, Department of History, Benue State University, Makurdi. 2008. 92

⁴³ Ezonbi, Boumo "A History of Urbanisation and Land Administration in Nigeria: Abuja, 1976 – 2010" A PhD Thesis Department of History, Benue State University, Makurdi. 2015.250

⁴⁴ Interview, Chief Shadrack Jalo, age 64, Galadimawa village head, Abuja 26/09/2023.

This collaboration can result in a more successful campaign with higher levels of community engagement and participation. Additionally, conducting a thorough assessment of each neighborhood's health resources, such as healthcare facilities, clinics, and community centers, can provide valuable insights into areas that may require additional support or investment. Moreover, demographic data and social determinants of health in each neighborhood can help uncover disparities or inequities that need to be addressed by the campaign. Lastly, exploring successful strategies employed by similar campaigns in other communities can offer lessons learned and best practices for designing an effective intervention tailored to the needs of the target population. By looking at how other campaigns have tackled similar issues, the campaign can gain valuable knowledge and avoid potential pitfalls.⁴⁵

Conclusion

Land administration and internal migration are intricately linked factors that shape the growth and development of Abuja. Effective land administration policies and reforms are necessary to manage the challenges posed by population and urbanisation resulting from internal migration. Additionally, addressing housing affordability, infrastructure development, and social integration issues will be crucial in harnessing the positive aspects of migration for the continued growth and prosperity of the federal capital territory. Abuja. It also brings challenges related to housing, infrastructure land administration, and social integration initiatives. Abuja's ability to manage land administration and internal migration effectively will determine its future as a dynamic, inclusive, and sustainable capital city.

⁴⁵ Onye Kwere M Ukoha and Julia O. Beamish (1997) Assessment of Residents Satisfaction with Public Housing in Abuja, Nigeria, Habitat International. 21. 4. 1997. 448- 460