

In-Migration and Type of Accommodation in the Federal Capital Territory (FCT), Abuja, Nigeria

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Abstract: The paper focuses on In-Migration and Type of Accommodation in the Federal Capital Territory (FCT), Abuja, Nigeria. A total of 491 questionnaires were collected and analyzed. Data collected were processed using Epi/Info computer software for data entry and SPSS computer software for data analysis. Frequency distributions tables were used for descriptive statistical analysis. The study reveals that 87.2 percent of the respondent migrates to the FCT for perceived economic opportunities and 34.0 percent of the respondent secure accommodation with their relatives on first arrival to the FCT. Also, 53.6 percent of respondent lived in unfenced compound and 39.1 percent have an average of 5-7 persons per-room. While 50.9 percent of the respondents live in rented apartments in the FCT. It is important to note that the FCT being the administrative headquarter of Nigeria will continue to attract more migrate. Therefore, to avoid impeding accommodation crises, the private and public developers should intensify effort in the provision of quality housing.

Keywords: In-Migration, Housing, Accommodation, Private-Public Developers, Unfenced Compound, First Arrival

1. Introduction

Migration has over the years becomes one of the potent ways of population increase all over the world. Areas that have possibility for improved economic opportunities will attract more migrant. It was observed that the change of capital from Lagos to Abuja was due to inadequate land for expansion, urban crises, urban congestion and lack of centrality of governance.

The development of Abuja was meant to be planned, gradual and orderly coordinated in four phases from 1980-1985, 1986-1990, 1991-1995, 1996-2000 and based on targeted population of 230,000, 815,000, 1,455,000 and 3,155,000 respectively (Abuja, Master plan, 1978, Nasiru, 2009). However, the population of Abuja as at 2006 is put at 1,406,239 (NPC, 2009). This was because of the rapid and voluminous development that took place as a result of the urgent movement of the seat of government from Lagos to the FCT. (Gaza, 2008)

This has led to population explosion in the FCT due to in-migration. The influx of migrant into the FCT is due to employment opportunities in the FCT, massive transfer of

civil servant, private entrepreneurs to render services to the government, and displaced victims of ethno-religious and communal crises in neighbouring states (Gaza, 2008). According to Abuh (2011) the movement to the FCT may be attributed to the expected income of migrants, the need to acquire certain level of education and the government policy of making the FCT the capital of Nigeria and centre of administration.

It is important to note that as soon as the migrant comes into the FCT; their basic need becomes accommodation or shelter. According to UN (1975), housing is more than simple shelter. It is a complex product providing a combination of service that is crucial to the development of both welfare and economic terms. Housing is a physical facility or structure, which provides shelter to its occupants, consumes lands and demands the provisions of other services such as water, sewage as well as social services to households. (Bourne, 1981).

According to Vermeulen and Van Ommeren (2006) people move to regions where houses are built, but houses are not necessarily built in regions where people would want to live. Housing may attract or prevent out-migration and lack of housing may prevent migrants from entering (in-migration)

or lead to out-migration.

It is necessary to note that the rapid influx of migrant in to the FCT results in the difficulties of providing adequate residential accommodation and invariably determines the type of accommodation available. As such, the availability of accommodation allows migrant to remain and start up new life in that community.

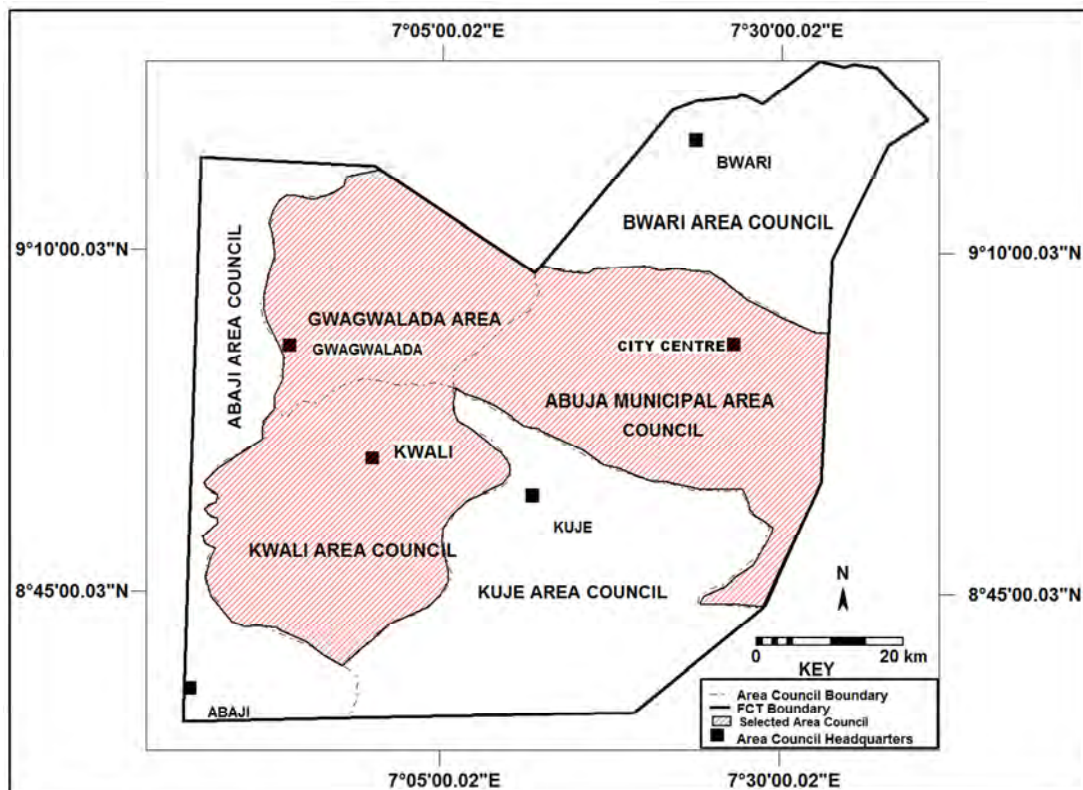
The various types of accommodation that exists in the FCT includes three bedrooms flat, four bedrooms duplex, two bedrooms flat and single room apartment. (Daily Trust Newspaper, Wed. Sept. 19, 2007, Agbo, 2009). What then is nature of In-migration and accommodation in the FCT?

2. Data and Methods

The sampling techniques used involve selecting three Area Councils, out of the six Area Councils in the FCT. It involves arranging the Area Councils alphabetically. And using purposive sampling technique, the 2nd, 4th and 6th Area Councils were selected as most infrastructural facilities are located in AMAC and Gwagwalada Area Council being the first seat of administration in the FCT. While Kwali is one of the Area Council recently created. Using the 2006 census

figure of the selected Area Councils, 0.05% of the population was selected as the respondent.

A total of 510 questionnaires representing 0.05 percent of the total population of the selected three Area Councils out of the six Area Councils in the study area were administered. The distribution of questionnaires was based on using the house numbering of the 2006 population and housing census. This was provided in the Enumeration Area which was obtained from the National Population Commission (NPC) Abuja. Using purposive sampling technique, one EA for each Area Council was selected. Furthermore, starting from the first building in the selected EA using systematic sampling techniques; at intervals of every fifth building in each street; the households was identified and one person (the head of household) was the respondents to the structured questionnaires. In the situation, whereby the fifth building is not a residential house; the next building was selected. This is aimed at achieving a greater efficiency and accuracy. However, only 491 questionnaires were returned for analysis. Data collected were processed using Epi/Info computer software for data entry and SPSS computer software for data analysis. Frequency distributions tables were used for descriptive statistical analysis.



Source: Field Survey, 2009

Figure 1. FCT Abuja, Showing the Selected Area Councils.

3. Results and Discussion

3.1. Accommodation on First Arrival to the FCT

Table 1 shows the accommodation available to respondent

on first arrival to the FCT. Analysis of Table 1 reveals that the majority of respondents (34.0 percent) got accommodation with their relations on first arrival to the FCT. While, 25.0 percent and 14.7 percent got accommodation with friends and colleague home

respectively. Also, 9.3 percent got accommodation in the hotel, 8.6 percent is represented by others (uncompleted buildings, under the bridges, batch) on first arrival and 8.4 percent seek accommodation in mission house/mosque on first arrival.

Table 1. Distribution of Respondents by Accommodation on First Arrival to the FCT.

Accommodation on First Arrival to the FCT	Frequency	Percentage
Hotel	46	9.3
Colleagues home	72	14.7
Mission house/mosque	41	8.4
Relations	167	34.0
Friends	123	25.0
Others	42	8.6
Total	491	100.00

Source: Field Survey, 2009

The result is not unexpected as relations and friends usually encourage potential migrants to the FCT. Also, those that seek accommodation in colleague home are usually those who are working and are on transfer to the FCT.

3.2. Time It Takes to Secure Accommodation

Table 2 shows the distribution of respondents by the time it takes to secure accommodation. Table 2 indicate that majority of the respondents (33.2 percent) secure accommodation between 2-5 years, while 29.3 percent secure accommodation less than 2 years on arrival. Also 23.2 percent and 14.3 percent secure accommodation between 6-9 years and 10 years and above respectively. The result implies that majority of the respondents (62.5 percent) secured accommodation within the first five years of their arrival. This is due to the fact that the FCT provides the necessary impetus for improved economic opportunities as well as being an administrative capital (Abuh, 2011). As pointed out by Gaza (2008), 51 percent of migrant to the FCT are due to economic opportunities available.

Table 2. Distribution of Respondents by the Time it takes to Secure Accommodation.

Time it takes to secure Accommodation	Frequency	Percentage
less than 2	144	29.3
2-5	163	33.2
6-9	114	23.2
10 and above	70	14.3
Total	491	100.0

Source: Field Survey, 2009

Generally speaking, the advantage of being an administrative capital, centrality of location and business/economic opportunities which the FCT provides attract migrants. However, the migrants will have to stay with relations, friends, colleagues, Mission houses/Mosques, offices and uncompleted buildings on their arrival in FCT. The migrants later secure accommodation of their own as they become fully integrated into the system.

3.3. Type of Residential Accommodation in the FCT

Our survey on types of residential accommodation in the FCT reveals that a large proportion of respondents (53.6 percent) live in unfenced compound house, 37.6 percent live in fenced compound houses, and 8.6 percent live in flats and an insignificant number (0.2 percent) live in duplexes as indicated in Table 3.

Table 3. Distribution of Respondents by Type of Residential Accommodation.

Type of accommodation	Frequency	Percentage
Compound house (fenced)	185	37.6
Compound house (unfenced)	263	53.6
Flat/Bungalow	42	8.6
Duplex	1	0.2
Total	491	100.0

Source: Field Survey, 2009

The results depict that majority of respondents live in unfenced compound houses. And this is due to the level of income of the migrants and the location of the available accommodation outside the city.

3.4. Number of Rooms Occupied by Respondents in the FCT

Table 4 shows the distribution of respondents by number of rooms occupied. Analysis of Table 4 reveals that majority of respondents (38.6 percent) are occupying two- room apartments. Those occupying one - room and three - rooms' apartment constitute 37.3 percent and 20.2 percent respectively. The least proportion of the respondents is those occupying four- room apartments with 3.9 percent. This result corroborates with the findings of Aribigbola (2005) that majority of household in Akure lived in two- rooms apartment.

Table 4. Distribution of Respondents by Number of Rooms Occupied.

Rooms occupied	Frequency	Percentage
One room	183	37.3
Two rooms	190	38.6
Three rooms	99	20.2
Four rooms	19	3.9
Total	491	100.0

Source: Field Survey, 2009.

3.5. Average Number of Persons Per Room in the FCT

Table 5. Distribution of Respondents by Average Number of Person's Per-Room.

Average number of persons	Frequency	Percentage
Less than 2	64	13.1
2-4	175	35.6
5-7	192	39.1
8-10	51	10.4
11 and Above	9	1.8
Total	491	100.0

Source: Field Survey, 2009

Table 5 shows the distribution of respondents by average number of persons per – room. The data in Table 5 reveals that a large proportion of respondents (39.1 percent) have an average number of 5 to 7 persons per room. It is closely followed by 35.6 percent and 13.1 percent for 2-4 persons and less than 2 persons per room respectively, while 10.4 percent and 1.8 percent for 8-10 persons and 11 and above persons per room. This agrees with National Population and Housing Census 2006 result where 35.9 percent and 26.1 percent for 5-7 persons and 2-4 person size class of household in the FCT respectively (NPC, 2009)

The result reveals that most respondents may experience overcrowding in rooms and therefore deteriorating environment (Bello, 2006; Awake, 2005).

3.6. Tenancy and Ownership Status of Accommodation in the FCT

Table 6 shows the distribution by tenancy and ownership status of accommodation in the FCT. Table 6 reveals that majority of the accommodation by tenure status in the FCT is rented with (50.9 percent). It is followed by 23.2 percent owned, while 7.8 percent and 18.1 percent are occupied rent-free and owned, but not yet paid off respectively. Due to certain reasons such as taste, low income, need for flexibility and job related movement; most people prefer rented tenure (Gaza, 2008).

Further Analysis of Table 6 reveals that majority of the houses in the FCT are (41.6 percent) privately owned. It is followed by 38.7 percent and 19.8 percent owned by Public/Government ownership and private employers respectively.

Table 6. Distribution of Households by Tenure and Ownership Status.

Tenure and Ownership Status	Frequency (N=491)	Percentage
Owned	114	23.2
Owned but not yet paid off	89	18.1
Rented	250	50.9
Occupied rent-free	38	7.8
Ownership Status		
Privately Owned	204	41.6
Private Employer	97	19.8
Public/Government Ownership	190	38.7

Source: Field Survey, 2009.

3.7. Type of Accommodation Occupied in the FCT

Table 7 shows the distribution of respondents by type of accommodation. Analysis of Table 7 reveals that majority of respondents (33.6 percent) occupy room and palour. It is followed with 19.9 percent for single room without facilities, while 18.7 percent and 16.0 percent occupy one bedroom flat and single room with facilities respectively. Also, 11.2 percent and 0.6 percent occupy two bedrooms flat and three bedrooms flat respectively. The result indicates that majority of the residents occupy room and palour. This is expected since majority of the respondents are low income earner migrating to area of better economic opportunities.

Table 7. Distribution of Respondents by Type of Accommodation.

Type of Accommodation	Frequency	Percentage.
Single room without facilities	98	19.9
Room and Palour	165	33.6
Single room with facilities	78	16.0
One bedroom flat	92	18.7
Two bedroom flat	55	11.2
Three bedroom flat	3	0.6
Total	491	100.0

Source: Field Survey, 2009.

4. Summary and Conclusion

The population of the FCT, Abuja is on the increase over the years. And this is majorly due to in- migration. As migrants troop into the FCT, Abuja from different areas, they attempts to acquire accommodation. However, it takes sometimes for the migrant to be able to secure accommodation.

Due to increase population; they is a large size family households. Most migrant lived in unfenced compound and rented. Indeed, the demand for housing will be on the increase as a result of in-migration to the FCT, Abuja as long as it remains the seat of Government and it's provide the needed opportunity.

The paper recommends that all stakeholders in the private and public sectors should embark on more housing delivery to combat the already existing housing crises in the FCT, Abuja.

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