

THE IMPACT OF POOR PLANNING

ON

**KARMO SETTLEMENT OF THE FEDERAL CAPITAL TERRITORY
ABUJA**

BY

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CERTIFICATION

This is to certify that this project is an original work undertaken by **KUMAIIN IKYA** of the Department of Geography, Federal University of Technology, Minna.

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DEDICATION

This work is dedicated to my parents late Ikya Agbe, my senior brother lorlyam Ikya and my mother Mrs Mbanyerga Ikya. I also dedicate this precious work to my wife Mrs Jennifer K. Ikya, my loving daughters Angbiandoo, Ngunan, Doom and Nyerga.

Above all, this work is dedicated to God Almighty and to all lovers of the Environment.

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God bless.

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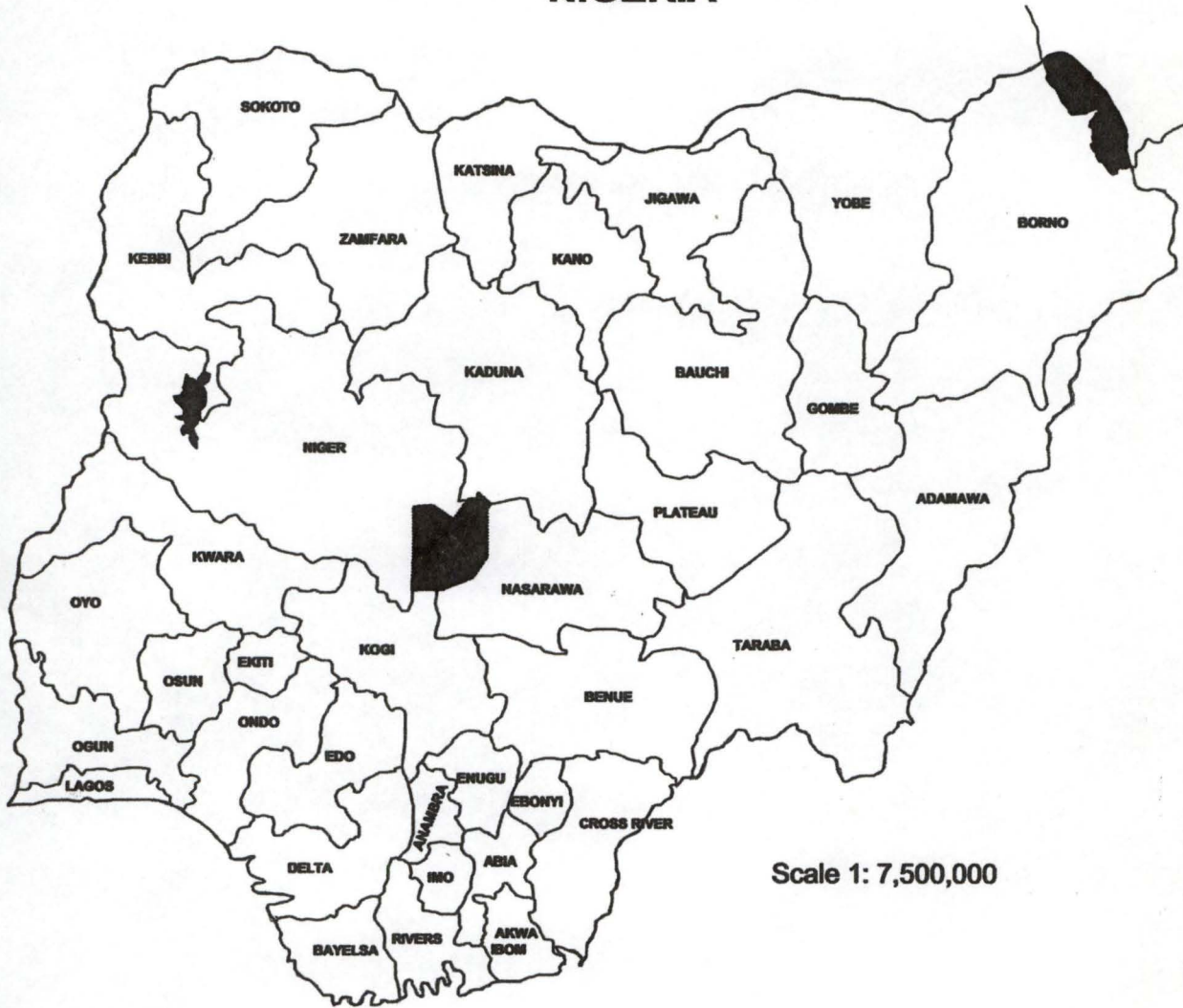
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CHAPTER ONE

1.0.0 INTRODUCTION

In many parts of the world particularly amongst the third world Countries, several reasons have been advanced for the relocation of their capital. This is because, during the colonial era, personal reasons were uppermost at location of Capital Cities such as the coastal areas which provided easy sea link with other parts in terms of export trade. That is to say little or no consideration was given in terms of central location of the capital neither was the issue of security or effective regional development considered. Eventually, these capital cities began to witness increases in population and expansion of commercial activities without adequate planning or security need of such capital thereby making them prone to sea attacks.

Agreeably, above were some of the factors that led to countries like Brazil, Tanzania, Pakistan, India, among others into the decision to relocate the Capital Cities of their Countries.

The clamour for a new Capital City for the Federal Republic of Nigeria arose by virtue of the obvious problems in Lagos such as topography, limited land mass for development, increase in traffic congestion, inadequate housing, environmental pollution and the problem of the duality of being a state and Federal Capital at the same time.

Some of the reasons advanced for relocation of seat of Government from Lagos to Abuja which Karmo is a district include:

- Centrality to other parts of the Country;

- Adequate land mass for development;
- Effective regional development;
- Environmental conservation;
- City beautification;

The phase one of the Abuja City Centre (the only developed Phase) designed and planned by the International Planning Associates (IPA) is an indication of the conceptual plan and design of the City of Abuja. Infact the master plan provides uniform and high tech provision of functional facilities and services such as sewer lines, tarred road, underground cables etc in the city. Above is therefore a pointer to the fact that, only the best is acceptable within the territory of Abuja.

However, one of the herculean task facing planning authorities world over especially in developing countries is how to cope with the high rate of urbanization of our cities centers. Basically, the aim of planning is to control development and ensure environmental safety through the implementation of development plans and schemes.

It is an agreeable fact that, while the rate of migration in industrialized world is at a decline the revise is the case in developing countries with Nigeria no exception. The reasons for the above may not be unconnected to some physiographic and socioeconomic factors such as employment opportunities, good health facilities, housing, income levels, educational status etc. Suffice it to state here that urbanization comes with its attendant problems on the environment. And since man-must-wack, people will not only come but also stay in Abuja inspite of the high standards set hence the resorts to satellite (suburbs) settlements as

Karimo, leading to squatter settlements, poverty, crime, pollution, deterioration, over crowding, decay and above all, destruction of both human and natural resources in the environment leading to human life endangered.

Apart from the poor building materials and low technology adopted at housing construction at Karmo, there is complete lack of development control. The environment is life threatening, epileptic water supply, sanitation, refuse collection. It is surprising that this is happening at the Federal Capital Territory 25 years after its creation where planning is far behind physical development. This study therefore intends to look into and prefer solutions to the pattern of city development in relation to their country – side (settlements) and the environment.

2.0.0 STATEMENT OF THE PROBLEMS:

This study area has become a matter of concern to the researcher in view of the deplorable condition of living and its consequences on the environment. As noted earlier, the provisions in the Abuja Master plan were that infrastructural facilities would be available to every plot allocated. This witness the provision of such facilities in phase 1 of the city such as Garki, Wuse, Asokoro, Maitama and the Central area while the phases II and III where Karmo belongs are yet to be serviced. Worst still the Federal Capital Development Authority (FCDA) which is the planning authority has over concentrated its focus on phase 1 thereby leaving the satellite towns/settlements (country-side) unattended to. This has led to the unco-ordinated development and design or defined street system, inadequate infrastructure and sound amenities,

land use abuse through uneconomic estate planning culminating into poor living and general environmental degradation.

These problems highlighted about Karmo are synonymous to all satellites towns which are traceable to discrimination or neglect by planning authorities both at Federal, state and local levels.

3.0.0 AIMS AND OBJECTIVES

The aims of this study are basically to have an indepth look into the nature and patterns of satellite towns and settlements (country – side) and the attendant problems with a view to proffering some possible solutions.

In line with the above aims and scope of this study, this thesis intends to achieve the following objectives:

- Examines the various Land use pattern, the socio – economic and cultural characteristics of the people of Karmo;
- Identify the various problems associated with satellite town settlements;
- To make some far reaching recommendations and suggestions aimed at improving the well being of the people of the study area.

4.0.0 JUSTIFICATIONS OF STUDY

There is no gain saying the fact that satellite towns in the Federal Capital Territory (FCT) are facing enormous problems and challenges such as epileptic power and water supplies, poor housing, high crime rate etc.

It is in the light of the foregoing that prompted the researcher in carrying out a detailed study of Karmo settlement with a view to not only identifying more of these problems but also proffering solutions to them. It is therefore hoped that the FCT and indeed the planning authorities would find this work useful for the purposes of effective and efficient planning and distribution of functional facilities and services both at the city center and the satellite towns. Above would no doubt transient into better environmental quality both at the city center as well as at the satellite towns particularly the study area, Karmo.

5.0.0 SCOPE OF STUDY

The concept of satellite towns as an aspect in regional planning was to aid the absorption of excess population of city. In view of the scope, this study is limited to the socio-economic, cultural and Land use pattern as well as the regulations and problems associated with poor planning of satellite towns with particular reference to Karmo of the FCT.

CHAPTER TWO

2.0.0 THE FEDERAL CAPITAL TERRITORY IN FOCUS - HISTORICAL PERSPECTIVE

What constitute the Federal Capital Territory (FCT) and seat of Government of the Federation today was once inhabited by some ethnic groups. The Territory, however, come into been through the instrumentality of Law particularly Ss. 261 and 297 both of the 1979 and 1999 constitutions of the Federal Republic of Nigeria and S. 1 of the FCT Act, 1990.

A look at the history of these ethnic nationalities is therefore important in view of the lapses on the part of government to compensate and resettled them outside the territory as earlier envisaged hence their prominence in the political, social and administrative systems of the territory.

History has it that the following ethnic groups were the original settlers. They includes Bassa, Ebira – Koto, Gade, Ganagana, Gwandara, Gwari and Koro. (Balogun 2001). Though diverse in both culture and language, they co-existed peacefully side – by – side and strongly linked by rituals.

It is difficult to say which of these ethnic groups arrived here first. This is due to the claims and counter claims for supremacy and political relevance. However, according to Balogun, the Koro the descendants of Kwararafa people of Jukun arrived here first in the 17th century. Though they got assimilated into other cultures, they presently occupy places like Bwari, Zuba and other parts of the FCT.

The immigration of the Gwari into the FCT was said to be much later than those of the Bassa, Gade and Koro. Their origin is traceable from the Middle – East through Borno in the North east of Nigeria to present Central Nigeria. The Gwaris and Koros are said to have close association in terms of migration and rituals. However, the later has dominion hence their leadership role at offering sacrifices at the Zuma rock the supreme protector of the people of FCT. The Gwaris are the most populated having spread in the six Area Councils dominating Municipal, Bwari, Gwagwalada and Kuje.

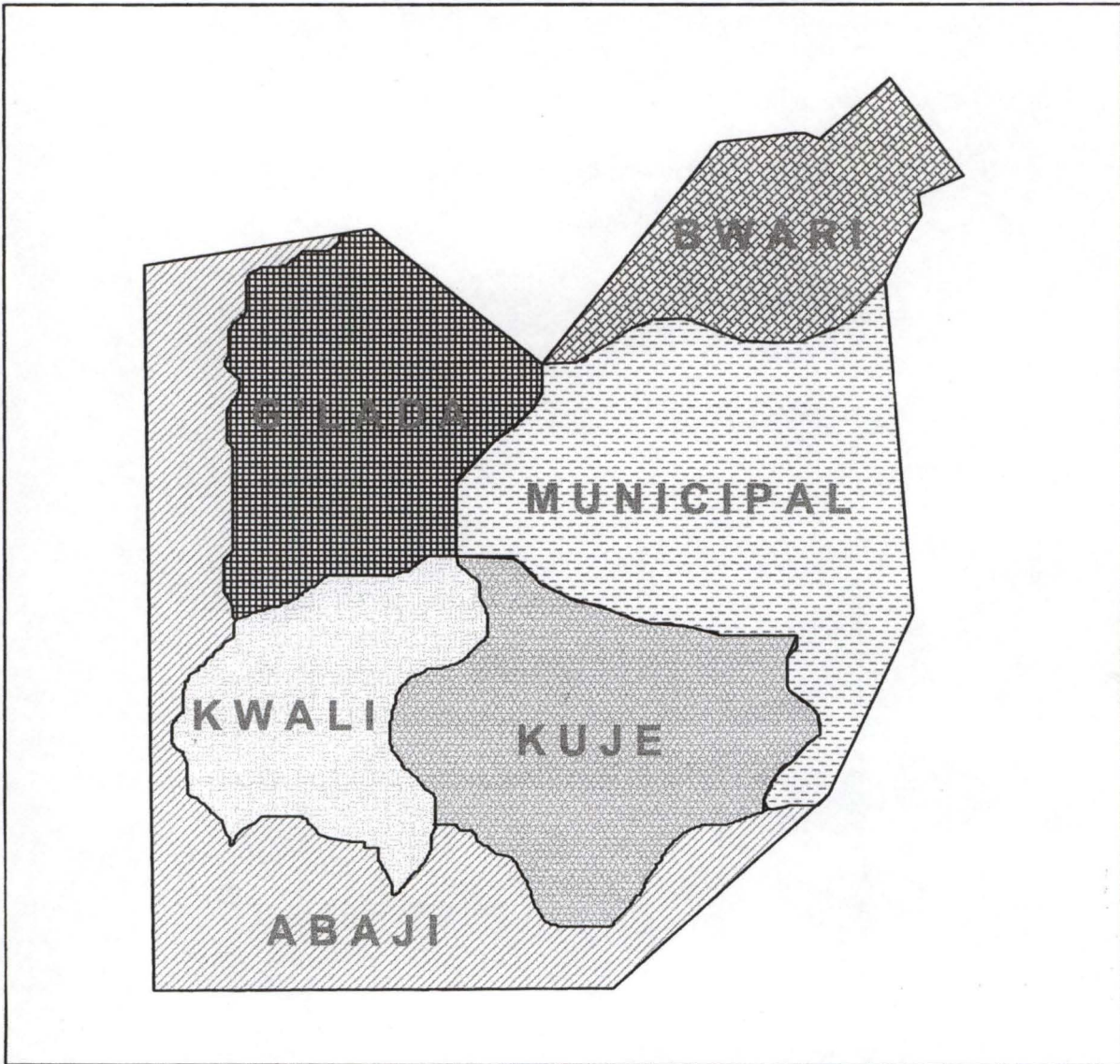
The Gade ethnic group though extinct founded the settlement called “Kuzazaje” later shortened to Kuje in the present day Kuje area council of the FCT. Their arrival in the FCT pre – date those of the Gwari, Gwandara and Bassa.

The Bassa are said to have migrated into the present FCT during the Haba Hausa period. They presently settled in large number along the Bank of river Gurara and South – West of Birnin Abuja.

The arrival period of the Gwandaras is relatively unknown. They are however said to have left the North east of Kano due to the religious war (jihad) of the 17th century. Their leader Karshi migrated and founded the present – day Karshi of the FCT. They are settled among the Bassa and Gade.

The history of the Ebira – Koto in the FCT is scanty. They are however found in Abaji and Kuje Area Councils as well as the neighbouring states of Nasarawa and Kogi

FCT AREA COUNCILS



2.1.0 THE GEOGRAPHY OF THE CITY OF ABUJA

The city of Abuja is located in the north – eastern “pan handle” Gwagwa plains with moderate temperature and relatively fewer rainfall compared to the lower parts of the plain.

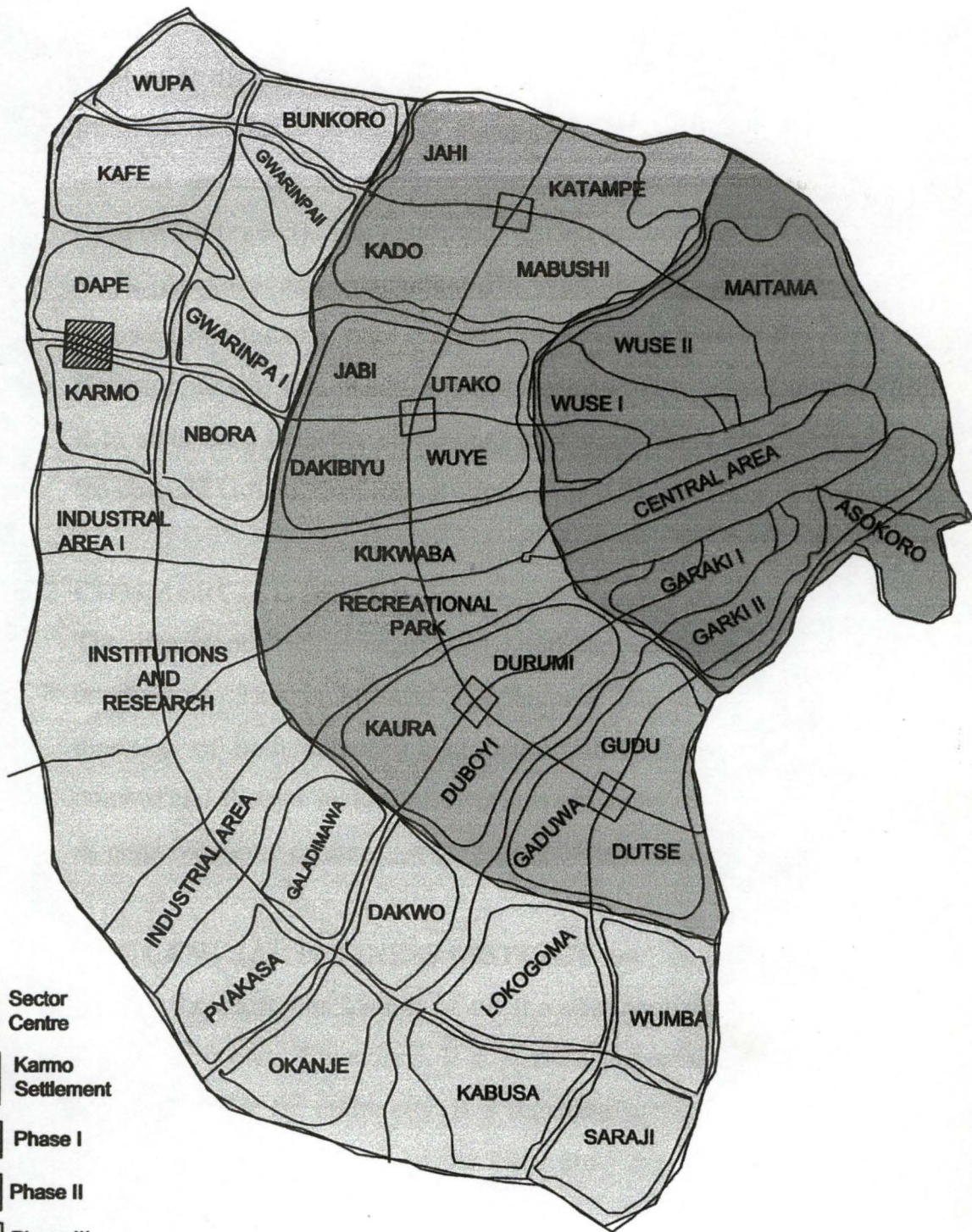
The city has a total land mass of 250sq km which constitute about 3% of the total FCT land area (Balogun 2001). It is bounded in the north by the Bwari – Aso Hills as well as other escarpments of the hills on the East and South. The city situates on an elevated ‘height of 366m above sea level with various escarpment producing the city crescent – shaped form (Obanteru 1987).






The site of the city is capable of accommodating the projected 3.1m people or more. It has a good geographic and soil condition to support construction of buildings. Also, the undulating nature of the city land gives the scenic and dramatic overall setting of the city especially the central area culminating into its aesthetic design and most environmentally suitable compared to other parts of the FCT.

2.2.0 THE INTERNAL CITY STRUCTURE OF ABUJA AND ITS LAND USE PATTERN

Generally, cities display a degree of internal organization and this is spatially expressed by their land use patterns which is often expressed by the distribution of activities in the urban space. Usually, cities or towns have a variety of land use types that strongly reflect the processes and patterns of urban development. The land use types in most urban centers are residential, commercial, industrial, public and semi-public, transportation and commercial,

FCT PHASES I, II & III



-  Sector Centre
-  Karmo Settlement
-  Phase I
-  Phase II
-  Phase III

recreation with residential been the dominant of all land uses (Onokerhoraye and Omuta, 1994).

2.2.1 THE RESIDENTIAL DISTRICT

Though the city center is to be developed into four phases, at present it is only the phase one of the city that has been fully developed. The residential district development of the city involve physical expansion from the central area district along two wings in two directions with adjacent development corridors consisting of sector and district within them (MFCT 1993). The residential district include Garki 1 & II, Wuse 1 & II, Asokoro and Maitama with Wuse having the highest number followed by Maitama, Asokoro and Garki. The districts in the phase II are Katampe, Gudu, Jahi, Kado, Mabushi, Utako, Wuye and Durumi. Suffice it to state here that, the conceptual design of Abuja city de-emphasized the colonial Government Reservation Areas (GRA).

2.2.2 COMMERCIAL DISTRICT

The importance of commerce in an urban economy cannot be over-emphasized. This is because it influences the volume as well as the direction of both vehicular and pedestrian traffic flows. Some of the commercial district include the various shopping centers, Banks as well as neighbourhood centers.

2.2.3 THE CENTRAL BUSINESS DISTRICT

This is the most domination of all the commercial activities in the city with diverse mix of functions. It is planned to provide higher-order goods and services for the entire city. It is regarded as the heart of the city. This is the district that is home to the three arms zone-Executive, Legislative

and the Judiciary. It is home to the tallest buildings such as the NNPC Towers, the Federal Secretariat etc.

2.2.4 RECREATIONAL/HOSPITALITY INDUSTRY

This has to do with places of relaxation. Some of these places include the Abuja Gardens, Zoological park and the various sporting complexes. Another prominent land use is the hospitality industries such as the 5-star Hotels and the Guest Houses.

2.2.5 INDUSTRIAL ZONE

By the design, the FCT has two industrial zones. The heavy industrial located at Gwagwalada while the light industrial located at Idu within the Phase III of the city where the site of this case study situate.

2.2.6 THE CITY ROADS SYSTEMS

The road networks in the city are divided into Primary, Secondary and Tertiary networks. The major components of primary networks of roads are those that serve the more large volume of traffic on long trips within the city. Examples are Nnamdi Azikiwe road, Ahmadu Bello road and the Shehu Shagari road. The secondary or collector networks generally connect local residential street with arterial roads. Example are Abiola road, Obasanjo road and Tafawa Balewa roads. The Tertiary or local roads provides access to individual plots or dwelling units and are connected to the collectors. The major characteristics of Abuja roads are that, they are well planned to international standards, in good repairs with high carrying capacity.

3.3.0 KARMO – THE STUDY AREA

Karmo District located in phase III of the Federal Capital City (FCC) derived its name from the local settlement of Karmo. The village lies north-west of the Abuja City Centre (Municipal Area Council) and located along the popular Karmo-Gwagwa road. The settlement has show remarkable physical and structural changes since the creation of the Federal Capital Territory in 1976. In view of the high cost of living at Abuja especially in housing sector has been a propelling force on migrants to settlements such as Karmo. Also the establishment of the light industrial district of Idu and the Deidei Building material market lay credence to the high population and physical development of Karmo. However, apart from the main Karmo – Gwagwa though fare which runs through the town, there is no other out let nor serviceable road hence the distorted development of the city and the need for this study.

2.3.1 POLITICAL AND PLANNING ADMINISTRATION

Karmo is a ward under the Abuja municipal Area Council which also serves as the seat of Government of the Federation. The area council has a planning unit which survey, plan, allocated and control developmental activities within the municipality. Administratively the planning unit which is headed by a zonal manager is supervised by the Ministry of Federal Capital Territory (MFCT).

Suffice it to state here that, apart from the conflicting role played by this unit in the allocation of land, the position of area councils in the FCT has created divergance views both politically and legally. Though the legal angle has been decided as in the case of *Ona V. Atanda* (2000) 5 NWLR where the Federal Court of Appeal held that the Area Councils are not

vested with powers to allocate land in the FCT, the political aspect is yet to be settled.

2.3.2 THE LAND USE PATTERS

The following land uses were identified in the course of this study. These include:

2.3.2.1 RESIDENTIAL LAND USES

The core Karmo settlement depict the traditional round and muddy thatched houses. Also found are well finished residential houses such as flats, duplexes, tenements as well as bungalows. In view of the allocation processes that goes on between the indigenes on one hand and the Area Council on the other, there is hardly any space left except footpaths and drainage which passes through residences.

2.3.2.2 COMMERCIAL

Apart form the Karmo market days which comes up every Five days, commercial activities are at its fullest in view of the high population. Areas of activities include shopping centers, under tree shades and on the major road.

2.3.2.2 PUBLIC/SOCIAL ACTIVITIES

Some of the public and social land use in the study area include Primary and Secondary Schools, Hospitals, Churches, Mosques, Cinema halls, Brothels, Hotels etc.

2.3.2.3 **RECREATIONAL/OPEN SPACES**

In view of the high demand for land coupled with the near absence of development control, there hardly exist any open space that is not built upon. Apart from the public or private schools fenced with their playing grounds, there are no places for outdoor activities. This in most cases forced children to play even on the busy high way.

CHAPTER THREE

3.00 LITERATURE REVIEW

3.1.0 THE CONCEPT OF URBAN PLANNING

From the enabling Acts that created the FCT such as Ss. 261 and 297 both of the 1979 and 1999 constitutions of the Federal Republic of Nigeria, the Territory was designated an "Urban" area in line with S.3 of the Land Use Act, 1978. Going by the above provisions therefore, the planning concept of the territory is urban oriented.

The concept of planning generally varies depending on where an individual is coming from. For instance, in Britain and Nigeria, it is called Town and Country planning while in America it is called Urban and Regional planning. Suffice it to note that, the differences between the two in a matter of nomenclature.

Urban planning is essentially the planning or re-planning of Urban area or town. According to Keeble (1961) urban planning is an art and science of Organization the use of land for a society for its greater good. Roberts (1974) however sees it as an art of making choices among options that appear open for the future and then securing the implementation which depends on the allocation of the necessary resources.

In the views of Pryor (1968) it is the proportion of the total land area under urban use and to subdivide the fringe into rural-urban and urban-rural components.

C.S. Ola sees the concept of Town and country planning as an art and science of controlling the use of land, and the character and arrangement of building, so as to achieve economy, and secure convenience and beauty. In the same vein, E.O Adeniyi opined that, physical planning is concerned with the design, growth and management of the physical environment in accordance with predetermined and agreed policies whereby balanced social and economic objectives may be achieved.

What can be adduced from the above definitions of planning is that conceptually planning, whether it is in terms of town, city, regional, environmental or physical, it essentially deals with the proper use and development of land and other physical and material resources and the systematic development of towns and municipalities to ensure healthy and safety living condition.

Due to the mounting environmental problems created by rapid unplanned growth and widening development in our cities, the need for planning becomes fundamental to effectively tackle the management of the environmental protection. Planning therefore has a correlation with control of development for the simple reason that both aim at environmental safety.

As further opined by W.O Odudu (1982) Urban planning embraces a wide compass of activities, and thus difficult to defined. According to him, it can be described as “the art and science of securing the best use of land in the interests of the community that lives upon it.

Urban planning can therefore be seen as fulfilling the social and economic objective which goes beyond the physical form and arrangement of buildings, streets, parks, utilities and other parts of the urban environment. That is why it is sometimes referred to as social movement, as governmental function, or as a technical profession with each of these aspects having its own concept, history and theories which at various times put together to shape and improve the environment.

Having looked at the various concepts of urban planning, suffice it to state here that, the Master plan of Abuja as prepared and submitted by the International Planning Associates (IPA) took into cognizance the concept or setting up of satellite towns within the territory. As per the design concept, the FCC was to be developed into four phases with targeted population of 3.2 million while the excess population was to be absorbed by the satellite towns. This research work will therefore try to highlight the emergence of satellite towns and settlement within the FCT with particular reference to the study area and their characteristic.

3.2.0 EMERGENCE OF SATELLITE TOWNS AND SETTLEMENT IN THE FCT

In view of the standards required of Abuja in terms of the facilities and services to be provided and the targeted population that was envisaged to reside within the city centre, the planning for satellite towns became inevitable. Some of the proposed satellite towns included Shada, Gwagwalada, Zuba and the greater Usman Resort town in the Master plan. The question to ask here particularly looking at realities on ground is whether what we have are satellite towns or mere Gwari settlements,

and if the answer is in affirmative then whether they have actually achieved their aims.

Settlements constitute an important element of the cultural landscape and they are strong physical expression of the nature and working of any given society. According to Mabogunje and Abumere (1981) prior to what constitute the present FCT was characterized by numerous hamlets and villages that were nucleated in varying degrees with populations of 50, 500 and 3000 inhabitants per village or hamlets such as Karu, Gwagwalada and Abaji (Abumere 1993). That is to say there was no settlement in the FCT that qualified to be categorized as an urban centre in accordance with the 1917 Township Ordinance which was meant to modernize towns in Nigeria by the colonial government (Ola Balogun 2001).

As a means of achieving the major objectives of the regional development component of the Abuja master plan, a number of settlements are designated as population centre or growth centre. A growth centre is usually regarded as a population centre that acts on a focal point for a planning region and where new triggers of development are normally created by its demand impulses. It therefore has the potential to stimulate socio – economic development in a space economy and the eventual transmission into the hinterland. The sole aim of this is a deliberate ploy to urbanize the country-side as well as a tool for overcoming the problem of having only a few urban centres generating socio –economic development in a space economy (Onokerhoraye and Omuta 1994).

Suffice it to state that as a regional planning tool in Nigeria, it is only in the FCT that this policy has been successfully utilized as a means for stimulating development in its space economy.

Some of the Satellite towns designated in the Master Plan initially included Gwagwalada, Dafa, Dangara, Abaji, Gawu, Izom and Bwari though Gawu and Izom later opted out of the FCT and were replaced by Kuje, Rubochi and Yaba while the Municipal (Garki) acts as the seat of government where Karmo is located.

By the design concept of Abuja, the FCC is to be developed with four phases with Karmo District in phase III. The question here is, in view of the fact that Karmo is located within the phase III of the FCC which is an Urban area why has planning and its instrument of control not been able to check the sprawl of the settlement? The research topic might have answered part of this question. However, an attempt shall further be made in answering the above question when we have another look at the characteristics of satellite towns and settlements in the FCT.

3.3.0 CHARACTERISTICS OF SATELLITE TOWNS AND SETTLEMENTS IN THE FCT

As stated earlier, some of the reasons advanced for the movement of seat of government from Lagos to Abuja included adequate land mass for development, environmental conservation and city beatification among others. This was translated into the conceptual design and the physical development of the phase I of the city though in slow motion 25 years after.

Suffice it to state here that the snail pace of development of the FCC has led to speculation in land and hike in rental values. The slow development may not be unconnected to the lack of political will on the part of successive government as well as paucity of funds. Equally worthy of mention are the high population pressure due to the unscheduled movement of seat of government to Abuja in 1986, the failure of government to relocate the indigenous inhabitants, the various ethno – religious crises ravaging the country as well as the total neglect of the satellite towns.

As stated earlier, in view of the high standards set for the city of Abuja coupled with the non-completion of the other phases further gave credence to paucity of accommodation thereby forcing the middle income group as well as job seekers and other hangers-on to resort to such Gwari settlement as Lugbe, Dutse-Alhaji, Kubwa, Jiwa, Aleita, Karmo where accommodation is cheap or were migrants buy land and construct their own houses.

Suffice it to state that, just as the designated satellite towns lack adequate planning, control of land uses as well as infrastructures so also are the settlements. The satellite towns and settlements are therefore characterized by:

- Unprecedented Crime rate and insecurity,
- Slums environment
- Urban sprawls
- Infrastructure breakdown
- Traffic congestion

- Haphazard settlements
- Health Hazards
- Urban poverty
- Pollution of all sorts –air, water etc and more importantly
- Failure of governmental framework.

As succinctly put by Ikejiofor (1988) and SOSO (2000) at different times that urbanization is the greatest factor responsible for the inefficiency and delivery of urban basic services in Abuja. It is however opined that, urbanization perse is not the problem but the management of urban growth and services is the issue.

CHAPTER FOUR

4.00 RESEARCH METHODOLOGY

4.1.0 SOURCES OF DATA COLLECTION

Research work of this magnitude requires data from various sources which includes both primary and secondary sources of data collection:

3.1.1 PRIMARY SOURCES

Reconnaissance survey of the study area was conducted with a view of having first hand information on the general situation/condition of the unplanned nature of the study area- Karmo.

With these first hand information two sets of questionnaires (One set for the general public and another to the Landlords) were drafted and distributed using the random sampling technique. In all, 500 questionnaires were distributed with 420 successfully administered representing 84% using head of family as target.

Apart from the questionnaires adopted, oral interview method was also used. Principal officials of the Departments of planning and surveys, Land Administration and Resettlement, Development Control, Abuja Environmental Protection Board as well as the officials of Municipal Area Council were interviewed with a view to getting government position on Karmo settlement - the study area.

4.1.2 SECONDARY SOURCES

The secondary data particularly in the literature review were obtained from books, Acts, Newspapers, Law reports as well as maps from where relevant information were sourced/extracted.

4.0.0 DATA ANALYSIS TECHNIQUES

After the collection of the raw data from the different sources, the facts were therefore selected from and summarized for the purpose of this study. The summaries are presented in the form of tables and charts and graphs. Statistical methods for data analysis were also used to analyse the collected data. Some of the statistics employed include mean, percentages etc. The essence of this is to show the pattern of land use structure, the Sanitation, Construction materials used and accommodation type, the health facilities, population pressure, other facilities and services as a pointer to the fact that poor planning indeed has an impact on the well being of a settlement in general and Karmo in particular.

4.3.0. PROBLEMS AND LIMITATIONS

A project of this nature cannot be carried out without problems. Some of the problems and limitations to this project includes the un-cooperative attitudes of respondents in the course of data gathering. Another problem was that of finance to be able to effectively prosecute the programme culminating into this project work. Equally, worthy of mention is the time limit that is between the end of the Semester examination and the submission period given for the project.

CHAPTEFR FIVE

5.0.0. DATA ANALYSIS AND PRESENTATION

The data analysed in this chapter are derived from both the primary and secondary sources collected on the study area. The primary sources focused on the Land use pattern as well as the social and economic well being of the people of Karmo – the study area. Basically, the problems identified in the study area include the followings:

5.1.0 GENERAL LAND USE PATTERN

Analysis of the land use structure of the study area revealed that, residential land use constituted 48.3% of the entire land use. This goes to show that every available land in and within the study area is build-up which is a clear characteristic of slum. Perhaps, only 2.9% of land is devoted for transportation which shows restrictiveness of mobility in and within the study area (see Table 5.1). Indeed, there is inadequacy of space for the provision of other utilities and services. This shows why only public school and few private Hotels around provides space for recreation (see plate 1,3,4,5,6&7)

TABLE 5.1 SHOWING THE GENERAL LANDUSE PATTERN OF KARMO

S/NO	LAND USE	NO OF RESPONDANCE	%
1.	Residential Land use	203	48.3
2.	Commercial	95	22.6
3.	Industrial	48	11.4
4.	Recreational	15	3.6
5.	Transportation	12	2.9
6.	Education	29	6.9
7.	Others	18	4.3
TOTAL:		420	100

Source: Field Survey

TABLE 5.2 SHOWING STATE OF ORIGIN OF INHABITANTS OF KARMO

S/NO	STATE OF ORIGIN	NO OF RESPONDANCE	%
1.	Indigenes of FCT	35	8.3
2.	Non-indigenes of FCT	385	91.7
Total		420	100

Source: Field Survey

Analysis of the study area indicated that, 91.7% of the sampled population are non-indigenes See Table 5.2. On the mode of Land acquisition in the area; Table 5.3 shows that 75% of the sampled population acquired their land/plot through the original inhabitants (the Gwaris) while 20% and 5% acquired their plots through the Municipal Area Council and the Ministry of Federal Capital Territory (MFCT) respectively as can be seen in table 5.3. This is a pointer to the fact that, the “indigenes” sold of every available space leading to overcrowding and clumsy environment. This development is not just unhealthy for land administration in the Federal Capital Territory (FCT) but also a direct negation of S.261 and 297 both of the 1979 and 1999 Constitutions of the Federal Republic of Nigeria and S.1 of the FCT Act, 1990 which vested all land in the FCT to the Federal Government of Nigeria.

TABLE 5.3 SHOWING MODE OF LAND ACQUISITION IN KARMO

S/NO	MODE OF ACQUISITION	No. of Respondance	%
1.	Through Indigenes	315	75
2.	Through Municipal	84	20
3.	Through MFCT	21	5
Total		420	100

Source: Field Survey

Further analysis showed that only 10% of the sampled population that acquired their land through the indigenes had taken steps to perfect their title(s). This may not be unconnected to the fact that, Karmo had been long a planned area thereby making their case impossible.

5.1.1.1. ACCESS TO DWELLINGS:

Survey conducted on accessibility to dwellings indicated that 58.8% of the sampled population reached their homes through foot path while 31.0% of the roads are accessed through motorcycles and only 10.2% of the roads in and around the study area are motorable (see Table 5.4). Infact all accesses in the area are connected to the only thoroughfare that is the Karmo -Gwagwa road which becomes impassible especially during rush hours and market days when the road is turned into market square. Worst still due to erosion and potholes the main road is gradually being turned into one lane further compounding the situation (see plate 1, 3 and 4).

TABLE 5.4 SHOWING ACCESS TO BUILDINGS

S/NO	MODE OF ACCESS	NO SAMPLED	%
1.	Motorable Roads	43	10.2
2.	Motorcycle	130	31.0
4.	Foot path	247	58.8
Total		240	100

Source : Field Survey

5.1.2 MATERIALS USED ON WALLS

From the analysis of field survey 54.8% of sampled houses are of mud block walls with cement screed floors while 19.0% are pure mud Block walls. 14.8% have cement walls with others types of wall finishes having 11.4% (Table 5.5). This is an indication to the fact that, all that is required

is shelter with out regards to quality and standard (see also plate 1,3,4 and 5)

TABLE 5.5 SHOWING WALL MATERIALS

S/NO	MATERIALS USED	NO. SAMPLED	%
1.	Mud Block walls with screened floors but no plaster and paint	40	19.0
2.	Mud block walls with cement Mortar plastered and screed floor	115	54.8
3.	Cement block walls with plastered and paint and screed floor	31	14.8
4.	Others	24	11.4
Total		210	100.0

Source: Field Survey

5.1.3 CONSTRUCTION DETAILS

Data analyzed from the field survey shows that 46.1% of the sampled houses are roofed using corrugated iron sheets (CIS) and without ceiling while 5.7% have thatched roof (See Table 5.6)

TABLE 5.6 SHOWING CONSTRUCTIONAL DETAIL OF HOUSES

S/NO	TYPE OF STRUCTUAL FINISH	No SAMPLED	%
1.	Thatched houses	12	5.7
2.	Corrugated iron sheets (CIS) without ceiling	97	46.1
3.	CIS with ceiling	61	29.1
4.	Other types of roofing and ceiling	40	19.1
Total		210	100

Source: field survey

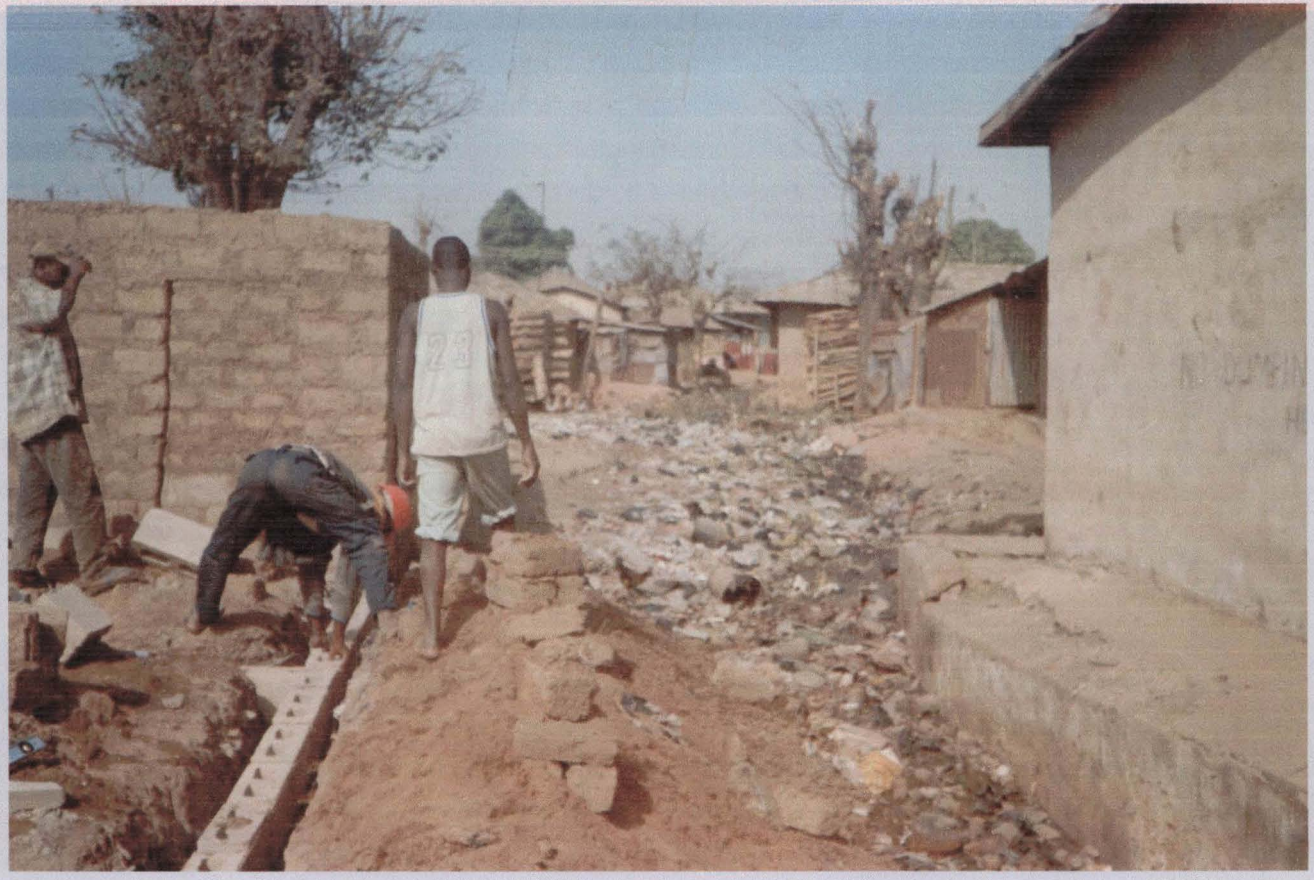


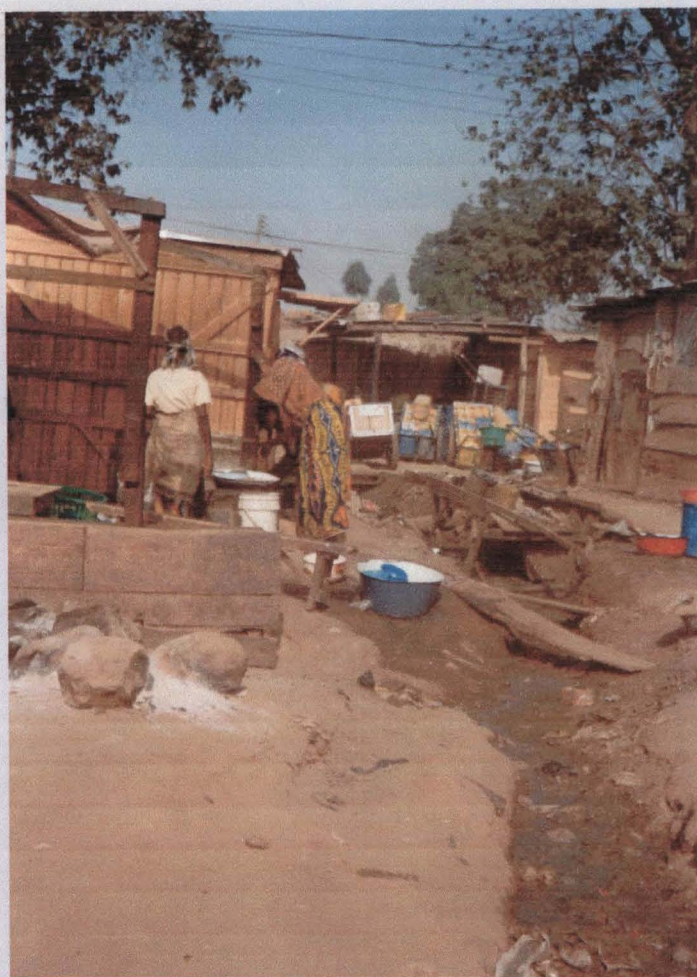
PLATE 3



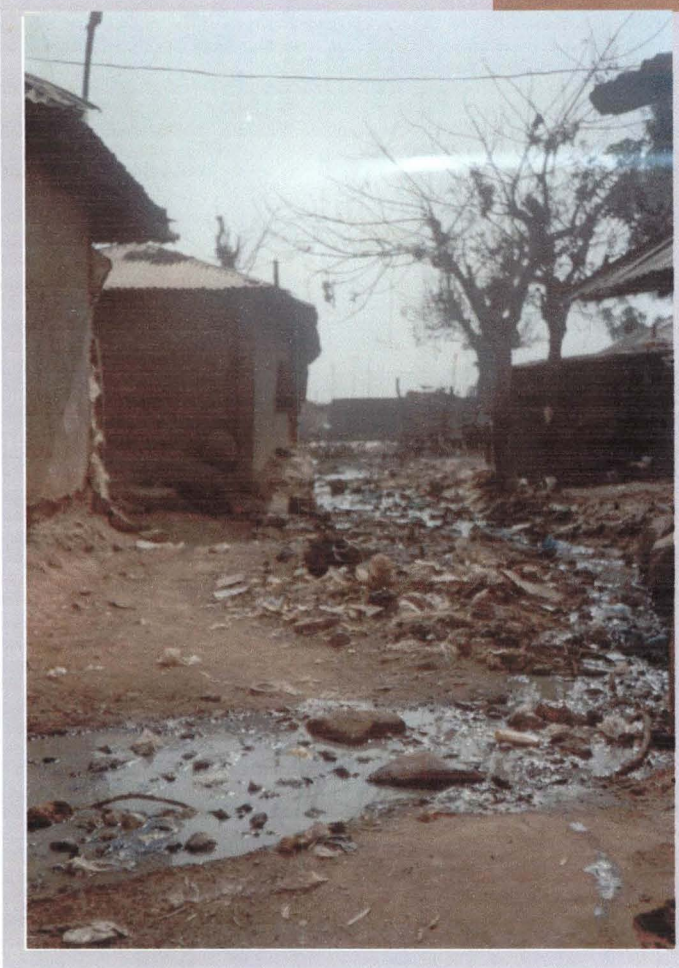
4

PLATE 3 & 4 SHOWING CONSTITUTIONAL DETAILS OF STUDY AREA

NOTE: THE UNPLANNED NATURE OF THE BUILDINGS PLATE 3 & the REFUSE DUMP IN PLATE 4



5



6

**PLATE 5 & 6 SHOWING DRAINAGE PATTERN OF KARMO.
IT CAN BE SEEN THAT THE DRAINAGE SYSTEM IS NOT PLANNED**

4

TABLES 5.7 SHOWING THE TYPE OF WINDOWS/DOORS USED

S/NO	TYPE OF WINDOWS/DOORS USED	NO. SAMPLED	%
1.	Corrugated Iron sheets (CIS)	76	36.2
2.	Wooden	45	21.4
3.	Glass/Aluminum	7	3.3
4.	Steel	82	39.1
Total		210	100

Source: Field Survey

From the above table, 39.1% of the sampled houses have steel windows and doors while 3.3% have Glass/Aluminum casement doors and windows (Table 5.7).

5.2.0 LACK OF UTILITIES, FACILITIES AND SERVICES

It is a fact that, in a planning scheme, the provision of basic facilities, utilities and service are held sacrosanct by planners. A survey of the study area indicated that facilities, utilities and services are not just inadequate but even those provided are highly inefficient to meet with demands. Thank God for the Global Systems of Mobile (GSM) in spite of its high tariff, those houses previously not connected with telephones, their owners now have GSM.

Even though 98.2% of the sampled houses are connected to the National Electric Power Authority (NEPA) the epileptic state of NEPA in Nigeria generally and the study area in particular can only be imagined than told. Most well-to-do homes rely on private generator sets with attendant effects on production and the environment.

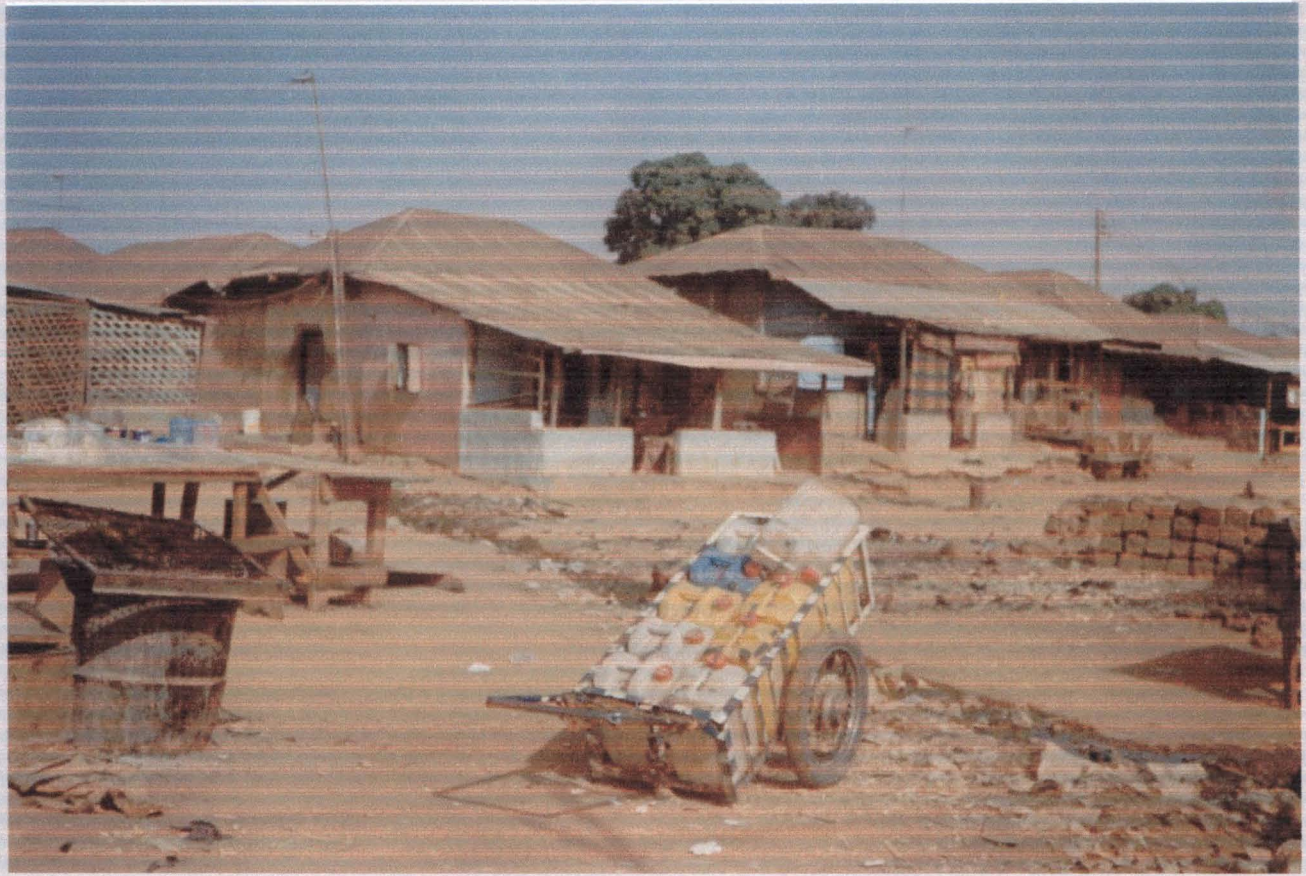


PLATE 7 SHOWING DRAINAGE & CONSTRUCTION ARRANGEMENT IN KARMO

5.2.1 DRAINAGE RATING OF STUDY AREA:

In the study area 74.8% of the sampled house do not have drainage facilities. In this area both domestic and rain waters are discharged kilometers meandering its way through homes and streets and discharging into near by streams and rivers. 17.1% showed that though drainages are provided they have gone bad while only 8.1% of sampled population have fair drainage systems (Table 5.8) See also plate 3,5,6 and 7.

TABLE 5.8 SHOWING RATING OF DRAINAGE SYSTEM

S/NO	RATING	NO. OF RESPONDANCE	%
1.	Fair	34	8.1
2.	Bad	72	17.1
3.	Not available	314	74.8
Total		420	100.0

Source: field survey

SOURCES OF WATER SUPPLY:

TABLE 5.9 SHOWING SOURCES OF WATER SUPPLY

S/NO	SOURCE OF SUPPLY	NO. OF RESPONDANCE	%
1.	Pipe borne	61	14.5
2.	Tube wells	191	45.5
3.	Boreholes	21	5.0
4.	Streams/Rivers	110	26.2
5.	Others	37	8.8
Total		420	100

Source: field survey

From the table above, 26.2% of water supply in and around the study area comes from steams/rivers with 45.5% coming from Tube wells. Pipe borne water accounts for 14.5% of the total water need of the people.



PLATE 8



PLATE 9

**PLATE 8&9 SHOWING SOURCE OF WATER SUPPLY IN KARMO
NOTE THE UNHYGENIC NATURE OF WATER IN 8 AND THE SCRAMBLING FOR WATER IN 9**

This, of course, has serious health implication on the people. This is because the two largest sources of water supply are constantly been polluted through the use of pit latrines for the underground water or the direct disposal of both liquid and solid waste into the only stream that passes through Karmo (See plate 8 and 9). This fear is therefore true from the mode of refuse disposal systems in the study area as shown in the table below (See plate 10 and 11)

TABLE 5.10 SHOWING MODES OF REFUSE DISPOSAL

S/NO	MODE OF DISPOSAL	NO. OF RESPONDANCE	%
1.	Open air burning	108	25.7
2.	Dumping in open spaces	266	63.3
3.	Removal by vehicle (AEPB)	46	11.0
Total		420	100.0

Source: Field Survey

Indeed the influx of people into Abuja has far out weighted its planned capacity. This therefore has grave consequences on resource allocation especially to agencies and bodies charged with the sanitation of the city. It can be seen from table 5.10 that only 11.0% of the refuse generated in the study area is actually disposed of by the Abuja Environmental Protection Board (AEPB) the body charged with such responsibilities while 63.3% is dumped into any available space within the study area and 25.7% by open air burning (See plate 10 and 11).

5.3.0 LACK OF COMMUNITY SERVICES:

5.3.1 PROVISION OF PUBLIC SCHOOLS

Community facilities and services are highly inadequate in the study area due to the ever increasing migration as well as high birth rate. Such facilities as schools, markets, Hospitals, recreational, postal agencies etc



PLATE 10



PLATE 10 &11 SHOWING REFUSE COLLECTIONS & MODES OF DISPOSAL IN KARMO

have become grossly inadequate in view of high demands. The number of pupils/students per classroom/Teacher are so high that the system does not make room for any conducive learning any more. Interestingly too, the distance to and from school is becoming so wide. Surveys conducted shows that, it takes 18.1% of the sampled population to get to school within an interval of less than 10 minutes while 46.2% get to school in an interval of more than 10 minutes as can be seen in Table 5.11

TABLE 5.11 SHOWING TIME TAKEN TO REACH SCHOOL

S/NO	TIME TAKEN	NO. SAMPLED	%
1.	Less than 10 minutes	38	18.1
2.	More than 10 minutes	97	46.2
3.	Above 30 minutes	75	35.7
Total		210	100.0

Source: Field Survey

5.3.2 PROVISION OF MARKETS

Open spaces especially along the busy Karimo-Gwagwa road have been turned into heave of activities particularly on market days where goods are displayed anyhow and within any available space due to the unplanned nature of the town. The old market square has been over stretched leading to the present condition.

5.3.3 PROVISION OF HEALTH FACILITIES

Also of great concern is the paucity of health facilities arising from increasing population against dwindling state resources. This has led to high infant and maternal mortality under the prevalence of many diseases which under a planned environment are preventable.

5.3.4 PROVISION OF RECREATIONAL FACILITIES

Ironically, apart from the few public and private schools which provides open spaces here and there as well as few Guests houses, there is hardly

any open green left for relaxation. Every available space has a structure on be it temporal or permanent. By this children constantly compete with vehicles and other road users for available roads as football pitches.

5.4.0 SOCIAL AND ECONOMIC PROBLEMS FACING THE STUDY AREA

Some of the socio –economic problems prevalent in the study area include the followings:

5.4.1 HIGH NUMBER OF PERSONS PER ROOM (S)

This is the yardstick used for measuring overcrowding. According to NISER, 1982, the Nigerian planning standard for urban areas indicated that the average number of rooms per household should be three. However this method can effectively be used to show the pressure on accommodation since it does not take into consideration the size of households concerned. Agreeably, the best method for assessing overcrowding is the number of persons per habitable room.

Analysis of persons per habitable room from the filed survey in Table 5.12 indicated that 45.2% of the sampled population have an occupancy rate of between four and five persons per room. This is definitely quite high as against the average standard of two person per habitable room.

TABLE 5.12 SHOWING THE NUMBER OF PERSONS PER ROOM

S/NO	NO OF PERSON/ROOM	NO SAMPLED	%
1.	1-2	40	19.1
2.	2-4	61	29.1
3.	4-5	95	45.2
4.	Over 5	14	6.6
Total		210	100.0

Source: Field Survey

The above occupancy rate per room may not be unconnected to a number of factors such as paucity of accommodation, continuous influx of people into Abuja in search of white colour jobs, high employment rate etc.

5.4.2 RATE OF EMPLOYMENT

Field survey of the study area indicated that the lower cadres in the Civil Service as well as artisan constitute about 36.7% of occupancy rate per room. This may not also be unconnected to their low levels of income vis-a-vis cost of accommodation in and around Abuja.

TABLE 5.13 SHOWING OCCUPATION TYPE

S/NO	OCCUPATION	NO SAMPLED	%
1.	Civil Servant	42	20.0
2.	Farming	9	4.3
3.	Professional	16	7.6
4.	Trading	55	26.2
5.	Craftman/artisans	35	16.7
6.	Students	19	9.0
7.	Unemployed	22	10.5
8.	Factory	5	2.4
9.	Others	7	3.3
Total		210	100.0

Source: Field Survey

In view of the fertile land in Abuja, 4.3% of the unemployed have taken to farming leaving 10.5% in search of white colour jobs. Also 26.2% of the sampled population are into trading which explains why virtually every available land is under pressure to be used for market (as can be seen in table 5.13)

5.4.3 INCOME LEVEL OF THE PEOPLE

TABLE 5.14 SHOWING LEVEL OF INCOME

S/NO	INCOME LEVEL/MONTH	NO. OF RESPONDANCE	%
1.	Less than N1,500.00	73	34.7
2.	N1501- N2500.00	46	21.9
3.	N2501 –N3500.00	12	5.7
4.	N3501 – N4500.00	51	24.3
5.	N4501 – N5400.00	18	8.6
6.	Above – N5500.00	10	4.8
Total		210	100

Source: Field Survey

Analysis of field survey in table 5.14 indicated that 34.7% of the sampled population earn below N1500.00/month while only 4.8% earn above N5,500.00 per month. This explains the high level of insecurity in terms of armed robbery as well as high cases of house theft in the study area as a result of low income level and high unemployment rate of the people. It also explains the high occupancy rate, high moral decadence and the general filthy environmental situation of the study area.

5.4.4 ENVIRONMENTAL POLLUTION

Another problem that emanate from the study area is that of pollution. Noise pollution arising from the use of radio sets, cinema houses generators/grading machines etc acts as source of pollutants to the environment. The increased number of motorcycles used for transportation produces carbon dioxide which pollute the environment. Solid or liquid waste disposal systems in the study area pollute the land, steams/rivers and the underground waters.

5.5.0 OTHER NOTICEABLE PROBLEMS OF THE STUDY AREA.

Apart from some of the above mentioned problems as been a keen to the study area, the following problems have equally been identified with Karmo. Some of these problems includes political and institutional factors, administrative as well as land speculation in the Territory.

5.5.1 POLITICAL FACTORS:

Going by the analysis of field surveys supra, political factors are fast becoming a serious bane to the dreams of the founding fathers of Abuja. Some of these political factors steam from the inconclusive and or non-payment of compensation to the "indigenes" for the purposes of taking vacant possession of land by the Federal Government. Also closely related is the inconsistencies of having to do with the issues of total or partial resettlement of villages/communities outside the territory. Total resettlement involves resettling the entire indigenes outside the territory while partial resettlement is resettlement of the indigenes as development into phases progresses. Also part of the political problems has to do with the grading and up-grading of local chiefs within the territory. The non-resolution of above factors has led to the allocation/sale of land within the territory by chiefs including plots officially allocated by both the Ministry and Municipal area council. These problems have and will continue to pose serious challenges to the FCT project.

5.5.2 ADMMINISTRATIVE AND INSTITUTIONAL FACTORS

A situation whereby the Area Councils (as popularly called in the FCT) compete with the Ministry for land allocation is an unhealthy development. This is inspite of the court of Appeal ruling in the case of Ona V. Atanda (2000) 5 NWLR where it was held that the Area Councils are not constitutionally empowered to allocate land in the FCT. Worst still is the situation where Area Councils keep allocating land without the

provision of infrastructure and services is fraudulent to say the least. The above has seriously led to cases of double allocation and touting in land by both the local communities as well as land speculators in the study area.

Also, the over concentration of development and provision of infrastructure within the phase 1 of the capital city to the detriment of the satellite towns and settlements should be revisited by FCDA.

Worthy of mention also is the lack of commitments and monitoring by both staffers of the Development Control Department as well as the Abuja Environmental projection Boards largely due to paucity of funds as well as personnel.

5.5.3 LACK OF LAND INFORMATION SYSTEM

There is absolute lack of data Bank regarding land allocated or to be allocated in the territory. This arises due to corruption as well as improper handing and taking over by schedule officers which has equally led to cases of multiple allocations.

5.5.4 LAND SPECULATION

Equally important is the increasing cases of touting in land within the FCT. Interactions at the land Registry in the Ministry reveals that, crime rates on land related cases are fast outweighing others due to the lucrative nature of the business and the inefficient security and administrative systems to stamp out the ills. This problem need urgent attention in order to guarantee the security of title(s) granted by the Ministry.

CHAPTER SIX

6.0.0 RECOMMENDATIONS AND CONILUUSIONS

6.1.0 FINDINGS

It was revealed in the course of this project work that:

- Before the 3rd day of February, 1976, Karmo the study area and indeed Abuja the new Federal Capital Territory was just like any other rural settlement in Nigeria;
- The Territory was caved out of old Kwara; Old Plateau and Niger State with a total land area of 8000 sq km;
- The Territory currently have six area Councils comprising of Bwari, Abaji, Gwagwalada, Kuje, Kwali and the Municipal Area council where the Federal Capital city (FCC), the seat of Government as well as the study area are located;
- The relocation of seat of Government from Lagos to Abuja in 1986 as well as economic, social and political factors have played host to the unprecedented movement of people into Abuja;
- Going by the antecedent of Lagos in view of its decaying physical and environment condition which among other things called for the relocation of seat of government away from Lagos, the conceptual design plan of Abuja was that of a well planned, orderly as well as aesthetic pleasant city;
- The over concentration of infrastructure in phase 1 to the detriment of other phases and satellite towns in the FCT has led to cut-throat rents in the city centre hence the high demand for land at the nearby Gwari settlements such as Karmo leading to unplanned, unhealthy and the general degradation of the environment.

6.2.0. RECOMMENDATIONS

It has been stated earlier in the course of this research work that one of the main crux adduced for the relocation of seat of government from Lagos to Abuja was that of the deteriorating physical environment. This, no doubt, should pose a lot of challenge to both planners and policy matters alike who are charged with the responsibility of orderly and articulate implementation of the Abuja Master plan seen by many as the best city plan Africa.

The recommendations in this project work are purely base on the research work conducted with regards to the impact of poor planning in Karmo settlement of the FCT. They are therefore intended to form a policy document for government and other stakeholders in the orderly implementation of the Abuja project which the researcher belief is at the verge of another Lagos.

Under this recommendations the following stakeholders are seen to be having dominant role towards the solution of Karmo, the study area. This include the roles of:

- (a) The Federal Government of Nigeria;
- (b) The Ministry of the Federal Capital Territory (MFCT),
- (c) The Federal Capital Development Authority (FCDA)
- (d) Other Agencies such as the Abuja Environmental protection Board (AEPB), the FCT water Board as well as the Development control Department.

6.2.1 THE ROLE OF THE FEDERAL GOVERNMENT

The Federal Government of Nigeria has an endless role towards the effective and efficient implementation of the Abuja project. This is because those factors which were considered inimical towards national cohesion and progress with Lagos as capital of Nigeria in which Abuja project was intended to solve are far from reality. Some of the yet to be resolved issues include:

6.2.1.1 ISSUE OF INDIGENSHIP

By virtues of Ss 261 and 297 of both the 1979 and 1999 constitutions of the Federal Republic of Nigeria as well as S. 1 of the FCT Act, 1990 have stripe the original habitants of the FCT of their proprietary rights to land and vested same to the Federal Government of Nigeria. The above provisions are therefore in consonance with S.1 of the Land use Act, 1978.

However, inspite of the provisions of the above Laws and Acts, the situation on ground is far from been real. The continuous claim to land as well as the sale of same as a commodity to own by the “indigenes” is a bane on the orderly development of Abuja with the study area no exception.

It is therefore recommended that, to avoid being dragged back into the ugly incident of indigeneship as the case of Lagos, Government should consider and re-visit the above sections of the Law with a view to redefining other citizen’s rights in the territory.

6.2.1.2 ISSUES OF COMPENSATION AND RESETTLEMENT

The problem of compensation to the indigenes is still very much unclear both from the angle of government and the indigenes alike. The unresolved issues of compensation as well as the total resettlement of the indigenes outside the FCT as earlier envisaged has serious consequences on the physical planning and control of illegal development especially within the existing Gwari settlements such as Karmo.

However, in view of the cost as well as political implication of undertaken a total resettlement scheme, partial resettlement is being recommended. This involves resettlement as development into phases progresses. Karmo should be resettled under this programme to enable the planned Karmo and Dape districts take of. This is without prejudice to the issue of indigeneship mentioned supra.

6.2.2 ROLE OF MINISTRY OF FEDERAL CAPITAL TERRITORY

The interventionist role of the Ministry is being expected in the following areas:

6.2.2.1 STREAMLINING OF LAND ALLOCATION PROCESSES

IN THE FCT

The ministry should endeavour to streamline the land allocation processes between the Area Councils and the Department of Land Administration and resettlement. This is with a view to reducing conflicts in the allocation procedures as well as bringing it in line with the Court of Appeal ruling in the case of Ona V. Atanda Supra.

6.2.2.2 PROVISION OF MORE SCHOOLS AND HOSPITALS

Suffice it to state that, each phase of the capital city was planned with a targeted population as well as facilities and services to be provided. However, the ever increasing population of Abuja has made this projection unrealistic and the facilities provided highly inadequate.

In the face of this realities therefore, it is recommended that, the Ministry should not only equip the existing schools and hospitals in Karmo but also employ more personnel to man them. This is with a view to providing both quantitative and qualitative educational and healthcare facilities to the people of Karmo settlement. This gesture of government would not only reduce the number of unemployment in the study area but also reduce environmental and other social vices prevalent in Karmo.

6.2.2.3 LACK OF LAND INFORMATION SYSTEM AND TOUTING

IN LAND

There is paucity of information on land allocation or to be allocated in the study area and indeed the entire Ministry as a whole. This may not be unconnected to the manual processes involved in the management of this information but also due to some unscrupulous officials and outsiders who may wish to take advantage of such lapses. That is why the need for Information Technology System (ITS) has therefore becomes imperative. The ITS is a system which is gradually turning the world into a global village with the use of computers as the heart beat in view of its enhanced data collection, storage, processing, presentation and dissemination of information. It is in the light of the above that, the need to intensify efforts towards the full computerization of the Ministry's land allocation has become most imperative.

It is also hoped that, the process would also eliminate if not completely stop stouting in land at Karmo and the FCT as a whole. Equally recommended is the total disbandment of the activities of land speculators 'stock trade' within the MFCT/FCDA premises.

6.2.3 ROLE OF FEDERAL CAPITAL DEVELOPMENT AUTHORITY (FCDA)

By virtue of S.3 of the FCT Act, 1990, FCDA is among other things empowered to provide infrastructure within the Territory in accordance with the Master plan. She is therefore expected to provide infrastructure such as roads, water, drainage, light etc in all the phases of the city centre as well as the satellite towns.

However, the case of Karmo, the study area is quite peculiar. Peculiar in the sense that, what constitute Karmo settlement falls between two planned Districts of the FCT (Karmo and Dape) in accordance with the FCT Master plan. See map 3 showing phase I, II & III of Abuja FCC. There cannot be erection of permanent infrastructure in the settlement except in accordance with the Master plan. What is therefore needful at this stage is the provision of temporarily infrastructure before government decides on its demolition in tune with the Master plan. It is also recommended that FCDA expedite action on the dualization of the only road linking the study area, that is the Berger-Karmo-Deidei road to ease traffic congestions on the road.

6.2.3.1 CONTROL OF DEVELOPMENT

It is recommended that, FCDA through the Department of Development control should closely monitor the illegal development continuously going on in the study area. This is with a view to halting the settlement which is continuously expanding physically though illegal going by the Master plan of Abuja. The Department can do this by creating a temporal office there and employing more site inspectors to monitor development.

6.2.4 ROLE OF OTHER AGENCIES

Other agencies under the Ministry of Federal Capital Territory which also have a hand in the well being of the study area includes the Water Board and the Abuja Environmental Protection Board.

6.2.4.1 ABUJA WATER BOARD

In view of the health hazards associated with drinking water from Tub wells and streams/rivers which constitutes 71.7% of Sources of Water Supply in Karmo, it is therefore recommended that the board not only supply water regularly to Karmo but also make available public supply points for families who could not afford to connected their homes to the mains. This measure will surely eliminate water borne diseases such as typhoid fever most prevalent in the study area.

6.2.4.2 ABUJA ENVIRONMENTAL PROTECTION BOARD

As an agency charged with the responsibility of protecting the environment, it is hereby recommended that she live up to its expectations by ensuring prompt and regular collection and disposal of refuse. In view of the unplanned nature of Karmo settlement with most of the street non-motorable,

the Board should designate solid waste collection points. She should also ensure that industries within the study area properly treat their solid and liquid waste before discharging them in the environment.

6.3.0 POLICY IMPLEMENTATION STRATEGIES:

For effectiveness, the implementation strategies have been drawn into two stages. The stages includes the short and long term plans.

6.3.1 SHORT TERM PLANS

Short term plans in this case entails those policies that when implemented would have an immediate impact on the poor physical state of Karmo the study area. Some of the proposed short term plans includes:

- The regular supply of pipe borne water to Karmo;
- The immediate dualization of the Berger – Karmo – Deidei road to ease traffic congestions on the road;
- Reintroduction of sanitary inspectors as well as the monthly environmental sanitation days in the FCT;
- The department of development control in conjunction with the Abuja Municipal Area council (AMAC) should endeavor to control the continuous physical expansion of Karmo;
- The AEPB should seek co-operation of resident with the view of engaging private refuse collectors in the area.

6.3.2 LONG TERM PLANS:

The long term strategies includes:

- To halt further physical expansion of karmo settlement;
- Total demolition of the settlement to pave way for allottees of plots in Karmo and Dape Districts take possession of their plots in line with the Abuja master plan;

- Opening-up of the other phases of the FCC for the purposes of providing more infrastructure, facilities and services to the teaming population of the city.

6.4.0 CONCLUSION:

Essentially, the motivating factor of the researcher into this project topic was that of having an indepth look at the nature and patterns of satellite towns and settlements in the Federal Capital Territory as well as their associated problems. And to achieve the above, the following crucial elements were critically put to test, that is, a look at the various levels of the land use patterns, the social, economic and cultural characteristics of the people of the study area, Karmo.

On analysis, it was revealed that, some of the problems associated with Karmo, like other settlements and satellite towns in the FCT are due mainly to the inconsistencies of the Federal Government Programmes and policies aimed at addressing the problems of the FCT generally and the study area in particular. Also identified were poor standard of living of the people due to weak economic base, poor and epileptic facilities and services, in all case inadequate to meet with the high demand of the ever increasing population of the study area.

In solving the problems of the study area, both short and long term strategies were proposed towards the effective and efficient tackling of the problems of Karmo.

It is my sincere opinion that, with the judicious implementation of the above recommendations, the problems identified in Karmo and indeed the entire settlements and satellite towns in the FCT would be brought under effective control.

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**QUESTIONNAIRE ON THE IMPACT OF POOR PLANNING
IN KARMO SETTLEMENT OF FCT**

LANDLORD QUESTIONNAIRE

1. Location of house
2. Occupation
3. Nationality
4. State of Origin
5. How long have you been in Karmo
6. What type of house(s) do you have in Karmo
7. How did you acquired your plot of land
 - (i) Abuja Municipal Area Council
 - (ii) Indigenes
 - (iii) Ministry of Federal Capital Territory (MFCT)
8. If is in 2 as above, how you normalized your paper(s) with the Ministry.
Yes or No
9. Is your area planned. Yes or No
10. Is your building plan approved. Yes or No
If your answer is no why?.....
11. How do you access your house.....
 - (i) Foot paths
 - (ii) Street
12. Is there any educational facility close to your house. How long does it take your ward to reach school?.
13. What is the vange of your income/per month
14. Is your surrounding drained? Yes or No
 15. Be specific what mode of refuse disposal system do you have?

QUESTIONNAIRE ON THE IMPACT OF POOR PLANNING

IN KARMO SETTLEMENT OF FCT
GENERAL PUBLIC

1. Name.....
2. Location.....
3. Occupation.....
4. Nationality.....
5. State of Origin.....
6. Religion.....
7. Work place.....
8. For how long have you been in Karmo.....
9. Why do you consider staying in Karmo.....
10. List any three particular problems associated with this area
 - (i)
 - (ii)
 - (iii)
11. How serious are the above mentioned problems.
12. What are your sources of water supply
 - (a) Pipe borne water (b) Tube wells (c) Borehole (d) Open stream
13. How pure is the source(ies) of the water supply?.....
14. Do you have any approved Health Centre within your area? Yes or No
 - (i) If Yes how many..... (ii) If No why.....
15. State the type of your accommodation and finishes.....

16. How many room(s) do you occupy?.....
17. What is the number of your households?.....
18. How many windows per room?.....
19. What type of toilet facility(ies) do you have?.....
20. Is your house motorable? Yes or No
21. Is your surrounding drained? Yes or No
22. What mode of refuse disposal system(s) do you have? Be specific
 - (a) Less than - ₦1, 000
 - (b) 1501 - ₦2, 600
 - (c) 2501 - ₦3, 500
 - (d) 3501 - ₦4, 500
 - (e) 4501 - ₦5, 500
 - (f) Above 5500