SOCIO-ECONOMIC ANALYSIS OF RESIDENTS PERCEPTION OF APO VILLAGE RESETTLEMENT SCHEME IN ABUJA, NIGERIA

By

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Abstract
This study aimed at exploring an economic analysis of the resettlement scheme in Apo village, Abuja: resident's perceptions and socioeconomic implications. A survey research was carried out through the use of questionnaire instrument. 300 sets of questionnaires were administered to original inhabitants of the study area and a total of 202 questionnaires with a 67% approximate response rate were retrieved for analysis while data obtained from the field were analyzed using statistical packages for social sciences (SPSS).The study have found out that residents of Apo village, Abuja were generally dissatisfied with the resettlement scheme. the highest level of dissatisfaction was reported from residents who were unhappy with the size of the houses, pipe-borne water, electricity, rooms, quality of finishes, land size, health facilities, road networks, and proximity of markets and schools. The regression analysis showed that the residents' challenges and perceived benefits significantly affected their satisfaction with the resettlement scheme. The residents' perceived benefits made a statistically significant unique contribution to satisfaction with the resettlement scheme, while the process and product challenges variables had the lowest negative contribution. The study concludes that the resettlement scheme in Apo village, Abuja, is faced with several challenges that have led to low resident satisfaction. The government needs to address these challenges to improve the quality of life for the resettled residents. Finally the study recommends the involvement of the affected community in the process of enumeration and appraisal. This will help to ensure that the resettlement scheme is fair and equitable.

Keywords: Economic, Analysis, Resettlement, Scheme, Perception
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1. Introduction

Resettlement schemes have become a subject of study as many countries have adopted them as compensation for compulsory land acquisition due to urban redevelopment of inner-city settlements. This urban redevelopment promises

macro-level benefits in cities and towns globally but also carries the threat of displacement and dispossession of the local landowners, including many from existing informal settlements (Nikuze, Sliuzas & Flacke, 2020). Redevelopment projects are progressively being conducted in numerous cities to achieve various purposes, including removing unplanned settlements, enhancing the quality of urban housing supplies, and continuously improving urban living surroundings (Choi, Kim, Woosnam, Marcouiller & Kim, 2015). The execution of such urban revitalisation programs sometimes involves demolishing historic neighbourhoods, which are typically appealing to investors (Nikuze, Sliuzas & Flacke, 2020). This, in consequence, brings land acquisition operations and the displacement of underprivileged people residing in such urban centres (Wang & Aoki, 2019).

Resettlement as a method of reparation for compulsory land acquisition has prompted various issues, particularly regarding the detrimental consequences for impacted people (Arnall, Thomas, Twyman & Liverman, 2013; Okuku*et al*., 2016). As it is carried out, the resettlement exercise results in conflicts that lead to lengthy litigation (Kuma, Fabunmi&Kemiki, 2019). Sometimes, the design of these resettlement dwellings does not match the community's (socio cultural) demands (Kuma, Fabunmi & Kemiki, 2019). The growing unemployment rate appears to be related to people's unchanging living and working routines and their inability to adjust to a new life following property purchase (Makupa & Alananga, 2020; Nguyen, 2021). Studies have shown that there is opposition to resettlement schemes from project-affected persons as the result of lack of involvement, fear of poverty, and unfairness of government (Sheppard et al., 2015). The opposition is also because the affected persons believe that the compulsory land acquisition policy is anti-poor and promotes the interests of the wealthy and privileged (Dankani & Halidu, 2017). However, an effective resettlement scheme provides benefits to affected persons, which include superior housing, better neighborhoods, improved infrastructural amenities, increased home sizes, and increased soil fertility, which allows them to have enhanced living conditions (Egbenta & Falana, 2020). Understanding and adopting a resettlement strategy that is free of issues, which may be social, economic, political, or administrative, is critical to a successful resettlement scheme. It is against this back that this study will be conducted.

2. Statement of Research Problem

The Apo Village Resettlement Scheme in Abuja, Nigeria, represents a significant urban development initiative aimed at addressing various socio-economic challenges. However, despite its intended positive impact, there is a critical need for a comprehensive analysis of the scheme's actual effects on the residents' socio-economic conditions and their overall perception of the resettlement process.

Previous researchers have looked at resettlement from several perspectives. Choi *et al.* (2015) studied urban resettlement in residential redevelopment projects with consideration on the desire to resettle and willingness to pay; Asiama, Lengoiboni and van der Molen (2017) assessed governance in the resettlement of Ghana's Bui dam project; Sulyman and Kudu (2018) assessed the post-resettlement changes and adjustment with focus on Sabon Wuse in Niger State; Egbenta and Falana (2020) assessed the adequacy of resettlement scheme: a post resettlement review of Apo resettlement scheme Abuja; Adam, (2020) carried out an assessment of residents' satisfaction and challenges in Shere-Galuwyi resettlement scheme, Abuja; Bawa, (2020) Studied the land expropriation victims around Sokoto metropolis.

However, few or no studies have been conducted on residents' perceptions of resettlement schemes in Apo, Abuja. It is against the above that this research work will be carried out.

3. Research Objectives

i. To determine the residents' level of satisfaction with the resettlement scheme in Apo village, Abuja.

ii. To assess the effects of residents'

challenges and perceived benefits on their satisfaction with the resettlement scheme in Apo village, Abuja.

4. Literature Review

4.1 Concept of Resettlement Scheme

Resettlement refers to involuntary lifelong relocation caused by tragedy or massive development initiatives by providing housing and services (Abankwa, Quaofi, Abdul-Hamid &Sarbeng, 2020). It removes a collection of individuals from their original settlement to another community (Asiama, Lengoiboni& van der Molen, 2017). Munub, K'akumu and Mwangi (2016) defined involuntary resettlement as the forced displacement of individuals from familiar settlements to unfamiliar locations. Environmental catastrophes, political instability, the necessity to preserve environmentally sensitive places, and socio-economic growth for public benefit are among the factors that lead to involuntary resettlement, which may not always require financial compensation (Munub*et al.,* 2016). It is often an involuntary movement resulting from government decisions which the people have to obey, and for that reason, the government as the initiating agency assumes a degree of responsibility quite different from the case of voluntary movement (Viitanen, Falkenbach & Nuuja, 2010). Annually, it is estimated that around 15 million persons are directly impacted by resettlement due to economic development, a phenomenon known as development-induced displacement and resettlement (DIDR) (Terminski, 2012). Physical displacement (relocation or loss of housing) and economic displacement (loss of livelihood) as a consequence of project-related land purchase and land use restrictions are both referred to as resettlement.

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4.2 Types and Classification of Resettlement

Resettlement is more than just a housing solution; it is a difficult, multifaceted process (Ngenyam and Roger 2012). Agricultural resettlement is the most common in China (Peng, Shi & Zhang, 2019). According to Peng, Shi, and Zhang (2019), agricultural resettlement can be categorised into two types based on the distance from the original location of habitation. Under these two resettlement modes, affected people have varying degrees of adaption to the resettlement sites. Near resettlement can alleviate homesickness and promote affected people's early adaption. However, it may result in resource scarcity, deterioration of the surrounding system, insufficient development speed, and inadequate environmental capacity for affected individuals. Distant resettlement could provide displaced individuals with comparatively substantial lands and economic resources. It could, however, lead to the collapse of social networks, poor integration and adaptation, trouble assimilating into the local cultural realm, and other consequences.

Asiama (2015) classifies resettlement into four types: voluntary and planned, voluntary and spontaneous, involuntary and spontaneous, and involuntary and planned. These four types of resettlement are the outcome of various efforts. The involuntary and planned relocation is the outcome of a compulsory land purchase. This is described as an external body physically transferring people or groups from their regular residence to another site while providing housing, basic services and infrastructure, livelihood possibilities, and security of tenure to the displaced people in the new site (Asiama, 2015).

4.3 Challenges of resettlement

Regardless of the availability of laws governing land acquisition procedures and resettlement, studies in Nigeria have reinforced the allegation that results are typically plagued by a variety of challenges ranging from the issuance of notifications, enumeration and appraisal for compensation to insufficient and delayed compensation payment (Otubu, 2012; Iroaganachi & Gambo, 2012; Kuma, Fabunmi & Kemiki,

2019).
Studies have highlighted a plethora of challenges that encompass the resettlement scheme. These challenges will be classified into process challenges and resettlement community challenges. Process challenges include lack of transparency by the government, poor asset count, difficulty determining claimants, aggressive behavior of people and rejection of compensation. It also includes a lack of involvement of project-impacted individuals without transparency and responsibility on the side of the government (Makupa &Alananga, 2020). At the same time, resettlement community challenges are the paucity of social and physical amenities such as education, healthcare facilities, marketplaces, electricity, and poor quality of resettlement houses (Kuma, Fabunmi & Kemiki, 2019; Makupa & Alananga, 2020). The most challenging task is locating adequate quality replacement land on rural resettlement programs at an acceptable price because better practices are sometimes not implemented once project funding ceases. Intensification and the creation of alternative livelihoods need long-term support and finance. Support is frequently offered for only three years or fewer, whereas a ten-year period would be more reasonable (African Union, 2010).

In a study conducted in Tanzania, Ndjovu (2016) discovered that insufficient compensations, non-compliance with the laws, unfavorable resettlement procedures, the application of force by government agencies in forcing affected persons to accept payment, and a lack of participation of the affected persons in the process of acquisition constituted the most vital causes of dissatisfaction. Each of these challenges slows land acquisition and thus detrimentally influences the effectiveness of road construction projects. According to Elong Muhwezi and Acai's (2019) research in Uganda, the five major challenges which cause complications in compulsory land acquisition and thus impact the effectiveness of road projects in Uganda are delayed payout of compensation, injurious affection circumstances as well as other disruptions, access struggles for affected families,

too many compensation grievances, and insufficient compensation claims.

4.4 Impact of Resettlement Scheme
The negative consequences have been emphasized by affected communities and non-governmental organizations worldwide, most notably in Mozambique, where the government imposed additional laws in response to claims that resettlement was generating poverty (Human Rights Watch, 2012). Persons may be displaced due to resettlement initiatives, and displacement in our context includes both "physical" and "livelihood" displacement. Nevertheless, within the displacement research, the emphasis is once again on displacements caused by developmental projects such as urban renewal or infrastructure improvements (such as highways, bridges, and dams), all of which necessitate the acquisition of land, often in large quantities (Sulyman & Kudu, 2018). Farmland loss, increased poverty, lower income, loss of livelihoods, social disintegration, frustration, worry, and hopelessness are some effects (Dankani & Halidu, 2017; Makupa & Alananga, 2020). Although no universally agreed-upon judgment has been reached on what constitutes an effective resettlement strategy, the adverse effects of relocation on displaced individuals are tremendous compared to the restitution supplied (Egbenta&Falana, 2020).

4.4.1 Impacts on occupation and human capital
According to Makupa and Alananga's (2020) study, there was a reduction in respondents engaging in various economic activities as a consequence of the development of jobless persons due to the elimination of specific jobs such as real estate and art-related vocations in relocated locations. Furthermore, the loss of assets such as land, which serves as a livelihood and employment source, puts project-affected individuals in a more difficult financial position to support their families.

4.4.2 Impacts on PAPs' income, Assets and access to housing
Makupa and Alananga (2020) discovered that

227

around 71% of survey participants in new settlements live in incomplete houses while others are undergoing construction in their research of the impacts of compulsory land acquisition on socio-economic situations of project-impacted individuals. The study of Ndjovu (2016) revealed that reallocated plots were smaller than initially owned, that such price for new plots was more than the price for an acquired property, and that a shortage of alternative land impacted the dispossessed source of livelihood.

4.4.3   Impacts on social networks

Makupa and Alananga (2020) observed that the primary reasons for not participating in social activities in the resettled area were the breakup of prior groups, the lack of a source of money to satisfy group criteria, and the absence of groups in the resettled area. As a result, relocating people to locations comparable to those occupied initially is suitable, enabling them to continue with their current economic and social model (Peng, Shi & Zhang, 2019; Egbenta & Falana, 2020). However, this viewpoint may be called into doubt whenever the adequacy of the resettlement strategy is seen through the lens of the valuation of acquired and relocated properties (Egbenta & Falana, 2020).

4.4.4   Residents' Perception of Resettlement Scheme

Respondents believe that the forcible land acquisition policy is anti-poor and promotes the interests of the wealthy and privileged (Dankani & Halidu, 2017). Many victims of compulsory land acquisition had their land holdings decreased after their resettlement. As such, all the relocated respondents report and believe their living standards worsened after their resettlement (Bawa, 2020). Residents claim they were uprooted from their well-established neighbourhoods and that most of them were relocated to underdeveloped outer city neighbourhoods where public services and amenities are a significant issue (Makupa & Alananga, 2020).

In their research of land owners' perceptions of forced land acquisition in Kaduna, Olaniyi and Ademola (2020) reported a boost in the economic status of affected property owners. Most of the community leaders believed that the procedure of acquiring land was fair and satisfying. Wickramaarachchi and Dilrukshi (2021) reported that many resettled persons perceived the resettlement process at Malporuwa, AluthGammanaya and Omarakada in Sri Lanka as effective.According to Ataguba (2014, as cited in Adekunle, Bello, Jibril, &Idris, 2020), the amount of compensation granted is frequently established by the government agency with hardly any interaction with impacted claimants, leading to inadequate monetary or resettlement compensation.

5.   Research Methodology

A quantitative technique has been used in this study to aid in the explanation of the research issues. This has also employed a survey approach, using a questionnaire to gather information. This is due to the fact that the questionnaire includes guidelines for completion, potential answers, and specific techniques for recording responses (Nardi, 2018; Adeniranadedeji, 2019).

The study population, also known as the target audience (not in numerical terms), consists mostly of the heads of households in the study area. The total number of items in the study population, or the sample frame, is 709 (data retrieved from the Department of resettlement, Federal Capital Territory Development Agency [FCDA], 2022). This study uses residents from the indigenous community of Garki village to the newly established Apo Resettlement Town. The data collection for this study was carried out in June 2022. The sample size estimation approach proposed by Krejcie and Morgan (1970) was utilized to estimate the sample size for this investigation. Compared to the sample frame of 709, the minimum sample size is 254. But 300 were chosen in order to gather sufficient data.

This study used the simple random sample technique for sampling. This is so that every component of the population has an equal probability of being included in the sample

through simple random sampling, and all options are independent of each other (Kothari, 2004).

6. Result and Discussion

6.1 Exploratory Factor Analysis (EFA) results

EFA was performed to examine the one-dimensionality of the factors before further analyses to answer the research questions. The performance construct result of the factor analysis in Table 9 showed that the value for the Kaiser-Meyer-Olkin (KMO) measures of Sampling Adequacy is .860. This is more than 0.5 and significant at 0.001, as required. The value for the Bartlett test of sphericity is 5996.468. This means

Bartlett's test of sphericityis large and significant($p<.05$), which means that the variables are related. The total variance explained by the construct is 53.348, which indicates a good result. Most items' factor loadings are more than 0.5, as Heir et al. (2010) recommended. However, the factors are not loading very well, as challenges experienced (CER) and residents' benefits (RBR)are loaded on the same component (2). Hence, a second iteration was carried out.

Table 1: Exploratory Factor Analysis (EFA) results

Items	Component			Kaiser Meyer-Olkin (KMO)	Barletts Test of Sphericity	Total Variance Explained
	1	2	3	.860	5996.468***	53.348
CER1						
CER2		.501				
CER3		.686				
CER4		.539				
CER5		.553				
CER6		.519				
CER7		.613				
CER8		.676				
CER9		.563				
CER10		.577				
CER11						
CER12						
RBR1						
RBR2		.528				
RBR3		.510				
RBR4		.515				
RBR5		.605				
RBR6		.560				
RBR7		.691				
RBR8		.682				
RBR9		.694				

RBR10		.529	
RLS1	.815		
RLS2	.878		
RLS3	.843		
RLS4	.857		
RLS5	.792		
RLS6	.697		
RLS7	.785		
RLS8	.631		
RLS9	.702		
RLS10	.646		
RLS11			.692
RLS12			.706
RLS13			.778
RLS14			.822
RLS15			.819
RLS16			.743

Extraction Method: Principal Component Analysis. Rotation Method: Varimax with Kaiser Normalization.

    a.   Rotation converged in 1 iterations.

Table 10 shows the results of the second iteration. The results indicated the division of challenges experienced (CER) construct into two, which were named process challenges and product challenges. The result reported The sampling adequacy score calculated by Kaiser-Meyer-Olkin (KMO) is 0.860. This is greater than 0.5 and, as necessary,

significant at 0.001. The result of the sphericity Bartlett test is 5996.468. As a result, the variables are connected since Bartlett's test of sphericity is big and significant $(p<.05)$. A successful outcome

is indicated by the construct's ability to explain 63.341of the variation overall. Most items have factor loadings greater than 0.5, as Heir et al. (2010) advised.

Table 2: Exploratory Factor Analysis (EFA) results

	Component					**Kaiser Meyer-Olkin (KMO)**	**Barletts Test of Sphericity**	**Total Variance Explained**
	1	2	3	4	5	.860	5996.468	63.341
CER1				.582				
CER2				.601				
CER3				.650				
CER4				.629				
CER5				.572				
CER6				.586				
CER7								
CER8					.533			
CER9					.636			
CER10					.651			
CER11					.763			

CER12			.728
RBR1			
RBR2		.720	
RBR3		.704	
RBR4		.782	
RBR5		.782	
RBR6		.702	
RBR7		.685	
RBR8		.642	
RBR9		.678	
RBR10		.557	
RLS1	.787		
RLS2	.856		
RLS3	.827		
RLS4	.840		
RLS5	.817		
RLS6	.750		
RLS7	.801		
RLS8	.677		
RLS9	.718		
RLS10	.697		
RLS11			.629
RLS12			.700
RLS13			.800
RLS14			.817
RLS15			.839
RLS16			.792

Extraction Method: Principal Component Analysis.
Rotation Method: Varimax with Kaiser Normalization.
a. Rotation converged in 7 iterations.

6.2 Effect of residents' challenges and perceived benefits on satisfaction with the resettlement scheme in Apo village, Abuja

A multiple regression was conducted to assess the effect of residents' challenges and perceived benefits on satisfaction with the resettlement scheme in Apo village, Abuja. The r square value in Table 11 shows how much of the variance in the dependent variable satisfaction with the resettlement scheme is explained by the independent variables of residents' challenges (process and product challenges) and perceived benefits. In this case, the value was $r^2=.262$, $f(3,185) = 21.885$, $p < .001$. This means that the independent variables of residents' challenges (process and product challenges) and perceived benefits explained a 26.2 % large effect size in satisfaction with the resettlement scheme, with significance at $p<0.001$.

Table 3: Effect of residents' challenges and perceived benefits on satisfaction with the resettlement scheme

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate	df	F	Sig.
1	.512[a]	.262	.250	.69189	3 185	21.885	.000[b]

a. Predictors: (Constant), Residents' challenges and perceived benefits

b. Dependent Variable: Satisfaction with the resettlement scheme

However, further evaluating the relationship between the independent and dependent variables, Table 12 indicates that the variable with the largest beta value in the standardized coefficients is -.422 for residents' benefits. It further shows that only the residents' benefits variable makes a statistically significant ($p<0.001$) unique contribution to the equation. In contrast, the process challenges and products challenges variable has the lowest negative beta value of -.051 and -.111 and insignificant ($p=.509$ and .148) contribution in explaining the dependent variable Satisfaction with the resettlement scheme.

Table 4: Contribution of resident's benefits, product, and process challenges (n=189)

Model	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
1 (Constant)	4.681	.295		15.879	.000
Process challenges	-.066	.101	-.051	-.661	.509
Products challenges	-.114	.079	-.111	-1.453	.148
Residents' benefits	-.483	.086	-.422	-5.612	.000

6.3 Discussion of Findings

The research findings revealed that the residents of Apo village, Abuja, experienced moderate challenges in the resettlement scheme. The highest challenges experienced were the quality of resettlement houses, affected community involvement in the process of enumeration and appraisal, and educational facilities (schools) in the resettlement area. The least challenges experienced were the notifications of acquisition. The residents also perceived moderate benefits from the resettlement scheme. The highest

perceived benefits were the quality of the resettled building structure, resettlement uplift standard of living, and land size given at the resettlement compared to an acquired house. The least residents' perceived benefit was the fertility of the soil of the resettlement area.

Overall, the residents were generally dissatisfied with the resettlement scheme. The highest level of dissatisfaction was reported from residents who were unhappy with the size of the houses, pipe-borne water, electricity, rooms, quality of finishes, land size, health facilities, road networks, and proximity of markets and schools.

The regression analysis showed that the residents' challenges and perceived benefits significantly affected their satisfaction with the resettlement scheme. The residents' perceived benefits made a statistically significant unique contribution to satisfaction with the resettlement scheme, while the process and product challenges variables had the lowest negative contribution.

The findings of this study have several implications for policymakers and practitioners involved in resettlement schemes. First, the results suggest that the quality of resettlement houses and educational facilities in the resettlement area are paramount to the residents. Policymakers and practitioners should ensure that resettlement houses are built to a high standard and that educational facilities are adequate to meet the needs of the resettled community Jessee, N. (2020).

7. Conclusion

The research findings suggest that the resettlement scheme in Apo village, Abuja, is faced with several challenges, including the quality of resettled houses, affected community involvement in the process of enumeration and appraisal, educational facilities (schools), notifications of acquisition, quality of resettled building structure, resettlement uplift standard of living, the land size given at the resettlement compared to the acquired house, fertility of the soil of the resettlement area, involvement of affected persons in decision-making, non-disruption of livelihood, conformity of resettled houses to society way of life, size of the houses,

pipe-borne water, electricity, the size of the rooms, the quality of finishes, the size of the land, health facilities, road networks, and the proximity of markets and schools.

The residents' level of satisfaction with the resettlement scheme is generally low. The independent variables of residents' challenges (process and product challenges) and perceived benefits explained a 26.2 % significant and large effect size in satisfaction with the resettlement scheme. The residents' benefits variable makes a statistically significant unique contribution to satisfaction with the resettlement scheme. In contrast, the process and product challenges variables have the lowest negative contribution to satisfaction with the resettlement scheme.

In conclusion, the resettlement scheme in Apo village, Abuja, is faced with several challenges that have led to low resident satisfaction. The government needs to address these challenges to improve the quality of life for the resettled residents.

Second, the findings suggest that affected communities should be involved in enumeration and appraisal. This will help to ensure that the resettlement scheme is fair and equitable.

Third, the findings suggest that the perceived benefits of the resettlement scheme are more important to the residents than the challenges they experience. Policymakers and practitioners should focus on enhancing the perceived benefits of the resettlement scheme, such as the quality of resettled building structure, resettlement uplift standard of living, and land size given at the resettlement compared to acquire house Vanclay, F. (2017).

Overall, the findings of this study suggest that policymakers and practitioners need to pay close attention to the needs of resettled communities and ensure that resettlement schemes are designed and implemented in a way that maximizes the benefits and minimizes the challenges for the resettled population.

8. Recommendations

- Improve the quality of resettlement houses. This can be done by using better materials and construction methods and by

ensuring that the houses meet the needs of the residents.

- Involve the affected community in the process of enumeration and appraisal. This will help to ensure that the resettlement scheme is fair and equitable.
- Improve the educational facilities in the resettlement area. This includes building more schools and providing better quality education.
- Address the other challenges that the residents, such as the lack of pipe-borne water, electricity, and good roads face.

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