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HEALTH IMPLICATION OF DEVELOPMENT-INDUCED INTERNAL DISPLACEMENTS IN OGUN STATE, SOUTHWESTERN NIGERIA

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Abstract

Government normally empowers relevant agencies to undertake urban renewal to clean up the slums of a city so as to make it look beautiful in accordance with the new layout plan prepared for it. In the course of doing this in developing countries however; many unintended socioeconomic and health consequences especially forceful evictions and internal displacement of persons leading to ill health usually happen. The focus of this paper is to examine the health implications of urban renewal on residents of Ogun State, Southwestern Nigeria. In the last five years, massive renewal has been undertaken in five local government areas (LGAs)-Abeokuta North, Ado/Odo Ota, Sagamu, Yewa South and Ijebu Ode of the State from which two-Abeokuta North and Ado-Odo/Ota were purposively selected to carry out this study. Primary data through administration of structured questionnaires to randomly selected 380 affected displaced persons within the age range of 25 years and above, who either had their houses or shops demolished formed the source of data. Results from logistic regressions show that urban renewal has significant effects on IDPs' health status because persons whose houses or shops were demolished and were subsequently displaced were twelve times more likely to lose sound sleep (odds ratio= 12.08; $p < 0.01$) and also have serious issues with loss of appetite ($p < 0.01$) and sadness ($p < 0.01$). These are all symptoms of depression as captured in the case definition of depression from American Psychological Association (APA). Recommendations were given thereafter to ameliorate such side-effects in subsequent similar endeavor in Nigeria.

Keywords: Renewal, implications, evictions, depression, Nigeria

1. INTRODUCTION

The challenges of urban congestion and its consequences in developing countries are well documented in literature (Orunbon, 2014; Nwanna, 2012; Lee, 2008). Prominent consequences of this are slum proliferation, poverty, disease outbreak, forced migration and internal displacements of urban poor (Uwaduegwu, 2015; Adekola, Allen & Akintunde, 2014; Jimoh, Omole & Omosulu, 2013). All over Africa, high rate of population influx from rural to urban areas is predominant which consequently causes declining economy and fortune of such urban areas partly because there are no industrial and economic expansions to match such influxes

(Aluko & Amidu, 2006). One prominent challenge of big cities in developing countries is that while land is a finite resource, competition for city centres increases thereby facilitating the growth of structures which violate space standards (Aluko, 2011). Research has shown that 43 per cent of urban population of all developing regions lives in slums against only 6% in developed regions (Uwadiogwu, 2015). Among these however, sub-Saharan Africa was reported to have the largest proportion of urban slum dwellers (71.9%). It was also projected that in the next thirty years (from 2001), the global number of slum dwellers would increase to about two billion and that between 20% and 80% of urban growth in developing countries will be informal, usually inhabited by low income people (Aluko and Amidu, 2006). According to Jimoh et al., (2013), three key factors have provoked the reckless growth of slums in urban centres in most developing countries; viz: lack of planning for future urban growth and management, poverty and inequality.

Nigeria is no exception to this problem which makes this study even more pertinent. Today, about 50% of Nigerians lives in urban areas and is expected to increase to over 65% in 2050 (PRB, 2015). People move away from rural areas because of push factors such as acute poverty, low income, unattractive village lifestyle, and poor school system to urban areas because of pull factors such as higher income, modern education, social amenities and associated glamour of urban areas. Uncontrolled growth made worse by poor urban planning is one of the key bane of congestion and proliferation of slums, shanty and squatter settlements, increase in poverty and unemployment in Nigerian cities.

Due to the challenges identified above, government sometimes sees it as a necessity to carry out urban renewal to clean them up. Several authors have tried to define urban renewal but this study will adopt Lee's (2008) definition as it is the most fitting in our setting. Lee (2008), in his study of urban renewal in Hong Kong, defines it as a process that includes clearance of slum or blight areas, urban development, urban revitalization, building rehabilitation, preservation and conservation to improve urban fabric and meet some economic and social objectives. Uwadiogwu (2015) therefore gave three main reasons for urban renewal, namely; dilapidated houses that may constitute danger and threat to occupants and others around, to make space available for the missing urban infrastructures for public interest and to remove structures inappropriately located against the existing physical development regulations.

Urban renewal is beneficial to both developers and residents. As demonstrated in the slum development and urban renewal flow chart (Figure 1) below, it increases the social status and capital wealth of a place, reduces crime rate in an area, beautifies the environment, slows suburban sprawl and reduces urban decadence in favour of a better-organized city (Jimoh, et al. 2013; Nwanna, 2012). These benefits notwithstanding, the exercise has implications especially on the local residents of the area being renewed. Nwanna (2012) argues that though urban renewal leads to overall improvement in the physical aesthetics, economic development and better quality of life in such environments; it however further impoverishes the urban poor, dragging down their quality of life. These infamous implications are not unconnected with the poor process of executing urban renewal in developing countries. The process of conducting urban renewal is more thorough in developed countries than developing countries as more wise pre-execution steps are imputed into what is called urban renewal especially in Europe (Lee, 2008). For example, in developed countries, before the actual exercises, likely-to-be-affected urban dwellers are normally well pre-informed and are properly relocated and/or compensated. This makes it more holistic than what exists in developing countries where people are forcefully evicted because of ill-preparation towards the exercise. Actually some of these consequences are unintended; nonetheless, poor planning makes the exercise to incur many sarcastic implications in developing countries as demonstrated in Figure 1 below.

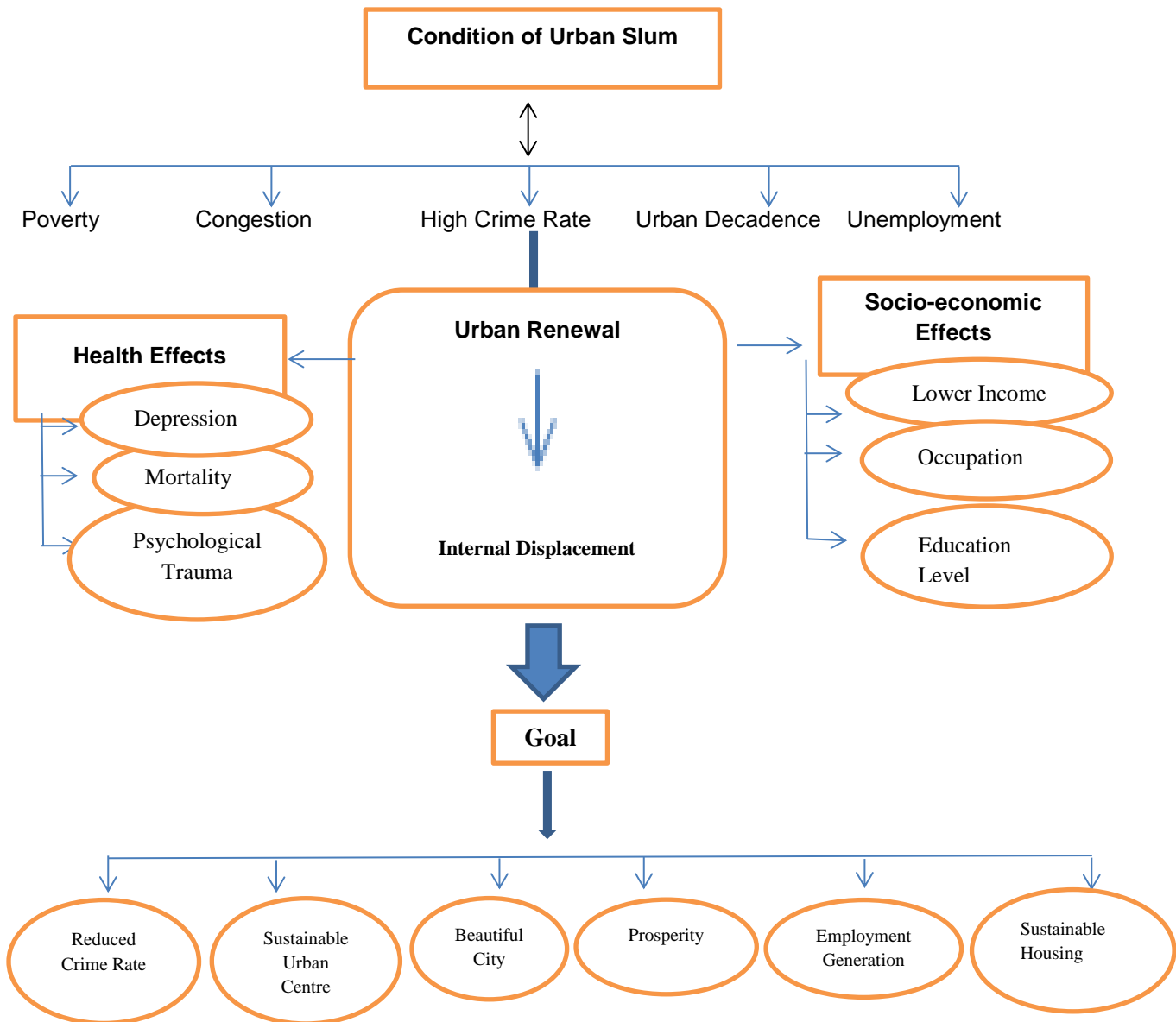


Figure 1. Slum Development & Urban Renewal Flow Chart

Source: Authors (2016)

As seen in the flow chart above, urban renewal is one of the leading inducers of internal displacements in Nigeria besides ethno-religious crises in the north. Urban renewal has social, environmental, economic, political and health implications. Apart from loss of lives and properties induced by forceful evictions, it normally leads to a local increase in unemployment and untold hardships especially for women and children. One new area researchers are delving into is the health implications of urban renewal on affected development-induced IDPs in urban areas. Researchers are beginning to link depression and symptoms of psychological trauma to implication of urban renewal (Oyefara and Alabi, 2016; Uwadiogwu, 2015). This motivates the main objective of this paper which to examine the health implication of urban renewal on IDPs in Ogun State, South West Nigeria. We seek to test a null hypothesis stating that there are no significant implications of urban renewal on the health of displaced persons in the affected areas in Ogun State. The paper's outline is in the following order: Section one introduces the concept of urban renewal and its challenges in developing countries especially Nigeria, section two examines relevant theories used to study urban renewal, section three spelt out the methodology used in the paper while results and discussions were presented in section four. Lastly, summary of findings, recommendations and conclusion were presented in section five.

2. LITERATURE REVIEW: THEORETICAL FRAMEWORK

Urban renewal, as a major branch of town planning and environmental management has also gained prominence in other social science disciplines especially Geography and Urban Sociology. Research interest has increased in the development of urban renewal theories which tend to reduce the complexities of urban renewal exercise to a manageable pattern as well as guide its operations and executions. These disciplines and others with vested interest in the urban dynamics contributed to the development of urban renewal theories. Consequently, three theories: Spatial Allocation theory, Economic theory and Behavioural theory which are consecutively discussed below were developed to control and guide urban renewal exercise as the argument about its importance or otherwise gained prominence in Europe and later Asia.

Spatial Allocation Theory

Spatial scientists such as geographers and town planners were the foremost proponents of Spatial Allocation Theory which they used to explain the distribution pattern of land uses. The town planner is primarily concerned with budgeting and allocation of land to various land uses in order to satisfy the space requirements of people and their activities sustainably. Central to Spatial Allocation model is its proposition that forces of slum development and urban decay are urban circumstances beyond the control of residents. Therefore, the only effective measure against slum problems is total relocation or allocation of the residents to a new site. This type of thinking influenced the American town planners and local authorities during the post-World War II era to the extent that the first federal legislation on Housing Act of 1949 in USA made provisions for the clearance and redevelopment of deteriorated areas and structures for any reuse. Redevelopment was specified to mean total demolition and replacement with new modern structure(s). This is the popular bulldozer approach which actually originated from U.S.A. where urban renewal policy first started in the form of "District Replanning". Redevelopment approach is adopted when dilapidation situation in an area such as slum area is assessed to be so bad that it cannot be remedied in any way. The only option therefore is to use bulldozer to clear everything completely and then prepare a new layout plan for the area. The area is then developed in accordance with the layout plan for the re-occupation of the displaced persons. This Act empowered the town planners and local authorities to clear all buildings and structures within any area that was deteriorated or dilapidated. This has to be so because such area was considered to constitute serious health threats and eyesores (Nwanna, 2012; Glass, 1964). To make clearance of buildings possible, local governments were vested with two powers, viz; powers of eminent domain and police powers. Powers of eminent domain were exercised for the purpose of acquiring real property for a public purpose with or without compensation. On the other hand, police powers were used to restrain private actions for overriding public interest. For the purpose of execution of urban renewal and taking care of the displaced, the Allocation Theory stipulates the following procedural guidelines as well as recommends steps for the purpose of redevelopment programme;

- (i) The use of identifiable criteria to designate urban renewal area;
- (ii) Detailed survey of the housing, demographic, socio-economic and environmental characteristics of the area;
- (iii) Preparation of the physical development plans for the area;
- (iv) Making adequate plans for the relocation of residents; and
- (v) Articulation of urban renewal action plan.
- (vi) Procurement of resettlement site and establishment of relocation programme;
- (vii) Development of the resettlement site;
- (viii) Evacuation and the resettlement of residents at the resettlement site;
- (ix) Renewal area improvement planning, and development;
- (x) New constructions at the renewal area, and
- (xi) Bringing back the displaced households.

The spatial allocation theory was criticized on the grounds that it is an inhuman radicalist approach. Its rejection is based on the fact that in many cases the envisaged benefits are never realized, rather, as experiences have shown; those who eventually benefit from the urban renewal programme are usually the privileged class. The poor residents for whom the renewal programme was undertaken and who ought to be the main beneficiaries because it is basically their plight that warranted the renewal programme are usually

the ones who lose out. Rather than improve the welfare of the residents, they are usually subjected to series of undue hardships. This kind of thinking triggered off agitations from a group of environmentalists which led to the emergence of the school of humanitarianism in the United States of America. Their views are articulated in what is called behavioural theory.

The Behavioural Theory

The main crux of the behavioural school of thought is that urban renewal should, as a matter of necessity wear a human look and pay disproportionate attention to human elements than physical elements in any urban renewal area. This movement is of the opinion that the poor residents of the urban renewal area should be given unconditional chance to air their views in relation to any plan to upgrade their abode. Therefore, any urban renewal programme which did not have plans for the involvement of the residents and which neglect the participation of those who reside in the area is totally unacceptable and should be rejected. It is therefore essential to organize the residents into urban renewal committees which will be able to put forward the collective view of the residents. The urban renewal administrators should as a matter of necessity work with the residents' committees' primary stakeholders. The school therefore put forward the options of rehabilitation and conservation strategies which they believe will give a clear social focus to urban renewal programmes. This is the approach usually recommended for structures and houses whose level of deterioration is not beyond repair. As such, certain upgrading actions can be taken in order to bring up the quality of the house such as repainting, replacing wooden/louvers windows with alumaco windows etc., to acceptable prevailing standard. Renovation approach appears to be similar with rehabilitation approach but their technical emphasis differs. Renovation involves breaking of original walls in order to expand sitting room for instance or to introduce doors and windows where they did not exist before in order to enhance indoor lighting and ventilation. Renovation differs from rehabilitation because the former involves much more serious engineering, architectural and technical work than the later.

The Economic Theory

Richardson, Davis and Whinston (1971) were the proponents of this theory and were mainly concerned with the micro economic situation of the slum residents that are usually affected by the urban renewal programmes. The basic tenet of economic theory is that most buildings can be maintained in a good state of repair provided that the owners are willing to undertake the maintenance expenditure required. The willingness of the property owners to maintain their buildings will however depend on their financial capacity to do so. Consequently, structures decline in quality because due to incapacity the owners allow them to do so because an owner obtains the highest return from his property if it is under maintained and receives lower returns if he upkeeps his property in a deteriorated area. Given this situation, economists argue that urban renewal can only work if the public sector can leave the poor where they belong and assume the total cost implications of urban renewal. This theory thus advocates for strategies which help to assimilate the slum creators into active socio-economic life of the city. The end point of the theory is a call for economic revitalization of the blighted areas. The theory proposed taking measures to stimulate employment generation within an urban renewal area which is hoped will take urban renewal beyond mere attack on the symptoms of the problem and progress to the root cause of the problem (Omole, 2000). It is believed that enhancement of the employability and income earning capacity of the slum residents will make them to eat well, think well and remember that they will live in a decent environment.

3. DATA AND METHODS

3.1 Study Area, Data Source & Sample Size

Ogun State, South West Nigeria with a population of approximately 4.7 million people and a population density of 280persons/km² is our study focus. She is one of the fastest growing states in Nigeria because of its proximity to Lagos, the commercial hub of the country and because of its conducive environment to accommodate investment opportunities. Data was collected from primary source while administration of structured questionnaires served as the instrument of data gathering. Massive urban renewal took place in the last five years in the following five local government area (LGAs) in Ogun State: Abeokuta North, Ado/Odo Ota, Sagamu, Yewa South and Ijebu Ode. Two out of these five LGAs: Abeokuta North and Ado-Odo/Ota LGAs were purposively selected for this study on the basis that the former is the state capital while the later is the closest to Lagos making it one of the most congested, hence the need for renewal. The sample populations for the questionnaire survey and the number of questionnaire distributed were determined using Taro Yamane's (1967) formula and proportional sampling respectively, since the population sizes of the two selected LGAs differ. Taro Yamane's formula is given thus; $n = \frac{N}{1+N(e)^2}$ Where; n = Sample Size; N = Population, e = confidence level (0.05)². Since the proportion of houses

affected by urban renewal to the total number of houses in the two local governments is not known, 5% estimate error was used, as this value gives sample size guarantee of an accurate prediction at 95% confidence level. The application of this formula gives a total of 400 questionnaires. The sample was further increased by 5% to account for contingencies like non-response, missing questionnaires and/or recording error which adds up to a total of 420 questionnaires. Based on the procedures explained above, each of the two LGAs got the number of questionnaires presented in Table 1 below. Note that not all persons in the LGAs were affected by this exercise; otherwise the sample size would not have been representative of the population.

Table 1 Study Area and Sample Size

LGA	Population Size(2015)	% of sample size	Sample Size/no of questionnaire
1.Abeokuta North LGA	248,265	27.4	115
2.Ado-Odo/Ota LGA	658,453	72.6	305
Total	906,718	100	420

3.2 Sampling Procedure & Method of Data Analysis

Random sampling method was adopted in the distribution of the questionnaires in the affected communities to give most affected persons equal opportunities to air their views. Based on the study objective and for the purpose of analyses, presentations and decision making; descriptive and inferential statistical methods were used to analyze data collected, that is, data were analysed at univariate and multivariate levels. For the purpose of making comparisons among the causes of urban renewal in the two local governments involved, descriptive statistics such as percentage tables which collapse bulky data for easy understanding was used. For inferential statistics, logistic regression models were employed. All analyses were done using SPSS version 20.0

3.3 Model Specifications

The basic requirement for using logistics regression model must be satisfied one of which is to dichotomise the dependent variable. This we did by assigning the value 1 if the response was yes (if IDPs' health was affected as a result of being displaced) and a value of 2 if the response is no. The model allows for the prediction of the likelihood of experiencing challenges in health or even death on the aftermath of urban renewal. The general model of the logistic regression equation is;

$$\text{Log } \frac{p}{1-p} = \alpha + \beta_1 X_1 + \beta_2 X_2 + \dots + \beta_n X_n$$

where p is the dependent variable representing probability of ill-health of the affected residents; 1-p is the likelihood of that not to happen; X_1, \dots, X_k are a set of independent variables, α is a constant and β are regression coefficients. Our independent variables are mortality, psychological trauma and depression. Psychological trauma and depression are health symptoms which research has shown are common among displaced persons as earlier stated. Since they are psychological terms, we consulted the case definitions for them from American Psychological Association (APA) for 2016 which we fed into the questionnaire as understandable responses bearing in mind that a substantial percentage of our respondents are not literate. Psychological trauma was coded as intense fear, anger, mood swing and poor concentration while depression was coded as sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth based on their case definitions by APA. Explicitly, our model looks thus:

$$\text{Log } \frac{p}{1-p} = \left(\alpha + \beta_{1MOR} \right) + \beta_{2INF} + \beta_{3ANG} + \beta_{4MOS} + \beta_{5POC} + \beta_{6SDS} + \beta_{7DIS} + \beta_{8LOA} + \beta_{9FET} + \beta_{10FEG} + \beta_{11LSW} + e$$

Where p: is the dependent variable representing probability of ill-health of the affected residents; β_1 to β_{11} : Co-efficient parameters of the independent variables: mortality, intense fear, anger, mood swing, poor concentration, sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-

worth and ε : error term

4. RESULTS AND DISCUSSIONS

Out of the 420 questionnaires administered in the study area, 380 were properly filled and returned representing 90.5% response rate upon which all analyses in the study were based. Table 2 below summarises the selected socio-demographic characteristics of the respondents. As shown in the Table, 67.9% of the respondents are from Ado-Odo/Ota LGA while 30.3% of them are from Abeokuta North LGA. Results show that 42.9% of them are males while 57.1% are females. As per age distribution, results show that 16.1% of them are between age 25 and 34, 52.6% between age 35 and 44years, 17.1% between age 45 and 54years, 8.4% between age 55 and 64 years and 5.8% of them are from 65 years old and above. Distribution of respondents by education shows that the largest percentage of our respondents (47.6%) only have primary education, while 8.2%, 33.4% and 10.8% have no education, secondary education and tertiary education respectively. Results about their employment status show that 94.5% of them are working while 5.5% are not working. On income level, more than half of the respondents (50.5%) earn less than #20,000 monthly, 22.1% earn between #20,000 and #40,000, 12.4% earn between #41,000 and #60,000 and 14.5% earn above #61,000. Respondents were asked why they decided to live in the communities where urban renewal took place. The highest percentage (66.1%) belongs to people who live there because of family bond. Other categories of reasons are closeness to work (24.5%), affordability of housing (7.6%), allocation from government (1.3%) and others (0.5%).

Table 2 Selected socio-demographic characteristics of respondents

Variables	Frequency	Percent	Variables	Frequency	Percent
LGA			Gender		
Abeokuta North	115	30.3	Male	163	42.9
Ado/Odo Ota	265	69.7	Female	217	57.1
Total	380	100	Total	380	100
Occupation			Longevity in Community		
Civil servant	61	16.1	1-10yrs	156	41.1
Trading/business	199	52.4	11-20yrs	81	21.3
Artisan	52	13.7	21-30yrs	47	12.4
Self-employed/retired/nil	68	17.7	31yrs & above	96	25.3
Total	380	100	Total	380	100
Working?			Why living in this community?		
Yes	359	94.5	Family Bond	251	66.1
No	21	5.5	Closeness to place of work	93	24.5
Total	380	100	Affordability of Housing	29	7.6
			Allocation from Government	5	1.3
			Others	2	0.5
			Total	380	100
Income Level			Did the exercise affect your daily or monthly income?		
<#20,000	193	50.8	Yes	309	81.3
#20,000-#40,000	85	22.4	No	71	18.7
#41,000-#60,000	47	12.4	Total	380	100
>#61,000	55	14.5			
Total	380	100			

Source: Author's Field Work (2016)

5.1 Logistic Regression Model on Incidence of Ill-health Induced by Urban Renewal in Ogun State

Again the objective here is to identify any relationship between urban renewal and the health of affected residents in the aftermath of UR and logistics regression analysis which aims to establish the likelihood of the occurrence of ill-health among affected persons was used. Again, our dependent variable is whether there was ill-health in the residents of the affected communities who are our respondents in this case in the aftermath of urban renewal or not while our independent variables are mortality, psychological trauma and depression. Note once again that psychological trauma has been coded as intense fear, anger, mood swing and poor concentration while depression has also been coded as sadness, disturbed sleep, loss of appetite, feeling of tiredness, feeling of guilt and low self-worth.

Results as presented in Table 3.0 below shows that the odds ratio or likelihood of having incidence of mortality in the midst of affected residents is significant ($p < 0.01$). It can be observed from the table that the incidence of depression among them also is high. Worth mentioning is the fact that the cases of sadness (odds ratio= 0.1; $p < 0.01$), disturbed sleep (odds ratio=12.8; $p < 0.01$) and loss of appetite (odds ratio= 0.1; $p < 0.01$) are significantly higher among them. Persons in this category are twelve times more likely to lose sound sleep (disturbed sleep) than others. Our benchmark is that any of the respondents who have issues with at least two of these health indicators can be said to be having the health challenge in that regards. So, it can be said in this case that many affected persons have issues with depression as three out of the six indicators were very significant for them as shown in Table ($p < 0.000$). We therefore reject the null hypothesis which states that there are no significant health implications of urban renewal on residents of Ogun State and accept the alternative hypothesis. However, none of them have any challenge with psychological trauma as all of its indicators have insignificant p values ($p > 0.05$). This is unsurprising because the univariate statistics show that 85% of those affected by the demolition have been pre-informed before the actual demolition exercise, so it did not catch them unaware. Hence, issue of psychological trauma can hardly arise.

Table 3. Odds Ratio from Logistic Regression Model for Incidence of Mortality and Morbidity Induced by Urban Renewal & Displacement

Variables	Odds ratio/Exp(B)	p-value	Std. error
Mortality	0.0	0.00**	0.5
Psychological Trauma			
Anger	0.5	0.18	0.6
Intense Fear	1.2	0.86	1.0
Mood Swing	1.0	0.98	1.3
Poor Concentration	3.0	0.30	1.1
Depression			
Sadness	0.1	0.00**	0.7
Disturbed Sleep	12.8	0.00**	0.9
Loss of Appetite	0.1	0.00**	1.0
Tiredness	0.7	0.70	0.8
Guilt	1.3	0.81	1.1
Low Self-worth	1.2	0.07	1.0

RC = Reference Category; **Key:** * significant at 5%; ** significant at 1%

6. SUMMARY OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

This study examined the relationship between implications of urban renewal on the health conditions of the residents of affected communities in Ogun State. Data was sourced primarily through the administration of structured questionnaires while our study areas were two purposively selected local government areas of Ogun State, South Western Nigeria. In this study, more females (57.1% female against 42.9% male) were affected than males which confirm the conventional outcome of such exercise. In most places where urban

renewal has taken place, women and children are always at the receiving ends especially in the area of forceful evictions. So this finding is not at variance with such findings in Africa. Norwegian Refugee Council (NRC, 2016) confirmed a similar scenario in Goma Region of the Democratic Republic of Congo where women and school-going children suffer the most after a conflict-induced displacement in that region in year 2015

In developing countries, relocation of affected residents and or payment of compensation that is commensurate with the value of properties demolished are always problematic. The situation in Ogun State is not different as about 79% of those whose properties were either completely or partially demolished said they didn't get enough compensation compared to what was demolished. This was confirmed by Orunbon (2014) who emphatically wrote that most of the court cases where developers were ordered to stop demolition were routinely ignored by the government citing lack of Certificate of Occupancy and other relevant documents as reasons they were ignored. However, reports had it that even those who have legitimate claims such as C-of-Os and other relevant documents were also ignored.

Relationships between urban renewal and mortality were also investigated and results show that there is a significant relationship between affected residents and the likelihood of deaths ($p < 0.05$). This is so because not only are their persons neglected but the personal, social, economic are neglected. Relationship between health challenges among residents affected and urban renewal was also explored and results show that many affected persons had issues with depression as the indicators revealed. This was because sadness, loss of appetite and disturbed sleep was the order of the day in their midst.

This study concludes that reimbursements in the form of slum citizen dislocation insurance, eviction pension and relocation microfinance grants should be in place as an alternative to compensation to help lessen their worries and give them socio-economic security on the aftermath of the exercise. This will help reduce incidence of depression which normally arises as a result of the fear of losing means of livelihood which usually characterises urban renewal endeavor in developing countries.

The following recommendations are expedient after the above findings;

- It is highly recommended that Nigerian Government makes urban renewal very holistic. A holistic urban renewal exercise is the one that count the cost on the residents of the communities that are likely to be affected, carry them along, pay necessary compensations which must commensurate with the cost of properties that are likely to be demolished or relocate them as the case may be before demolition exercise commences at all. If this is done, cases of ill-health induced by urban renewal will not arise as is the case in these communities and nobody will complain as it is the norm in developed countries since all these are taken care of prior to actual demolition. Therefore, Nigeria and other sub-Saharan African countries should do away with urban renewal exercise that makes people cry and feel miserable after.

- We also recommend that compensation paid to those who would be affected in any future occurrence of a similar event should commensurate with the value of properties demolished. This is because majority of the respondents in this study reported that compensation received was not anywhere near the value of property demolished. If this is done, grave consequences such as untimely deaths and depression found among affected persons in this research will be minimized.

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