



When Deep Waters Rise

The impact of the floods on the Nigeria Real Estate market

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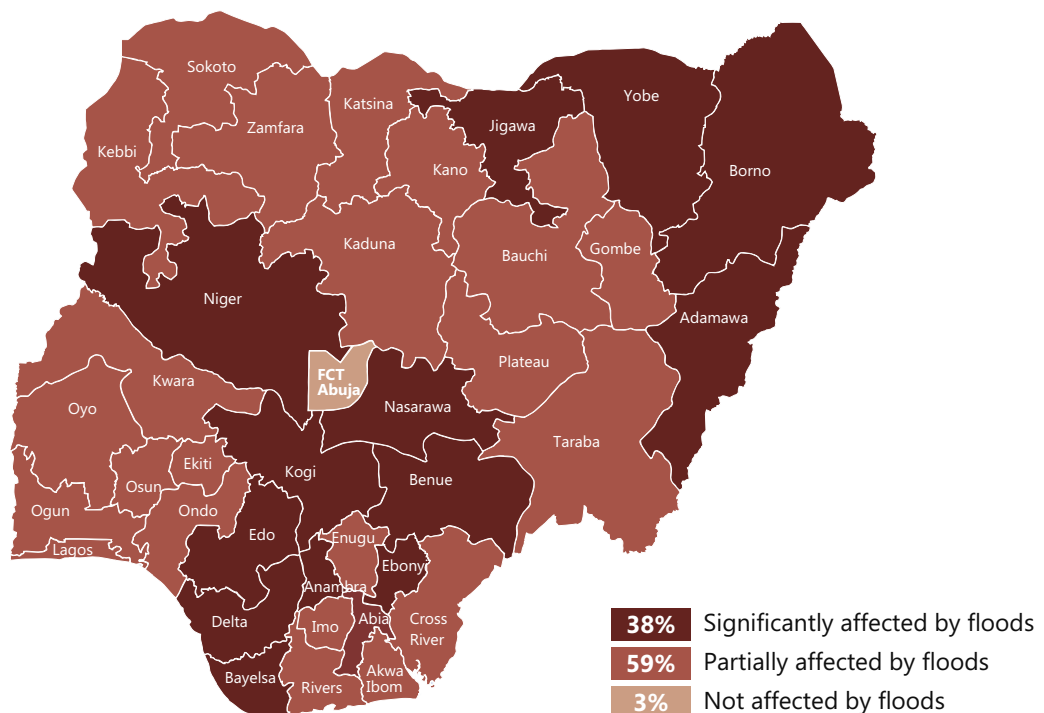
The Counterpart Dam that Never Was

Many Nigerian settlements along the courses of the River Niger and River Benue have experienced flooding as a result of the release of water from the Lagdo Dam in Cameroon. Communities in Benue, Adamawa, Taraba, Anambra, and Nasarawa states have been devastated by the resultant flooding. Many homes have been destroyed in Kogi state (even though the flooding that hit Kogi state (and a few others) did not begin today. The

issue first surfaced in the 1980s when the Nigerian government broke a deal it had made with Cameroon – to build a counterpart dam (decidedly 2.5 times Cameroon's effort) that would control the waters when they were released by Cameroon's Lagdo dam. The Lagdo Dam, which is in Northern Cameroon, was built between 1977 and 1982 to provide electricity to the northern part of Cameroon and enable the irrigation of 15,000 ha of farmland.

Water Water Everywhere

Proportion of each state flooded (%)





In order to mitigate the impact of potential flooding from the Lagdo dam in Cameroon, the Nigerian government agreed to construct the Dasin Hausa Dam in the Fufure Local Government Area of Adamawa State, which would irrigate around 150,000ha of land in Adamawa, Taraba, and Benue States and produce 300MW of energy Adamawa State. Alas, the 1982 dam is yet to be finished. Flooding, the kind not seen in more than 40 years resulted in fatalities and the eviction of nearly two million people in 2012. And the

Cameroonian government did provide warnings before the waters were released in September. The Federal Government suggests that the states should have been better prepared. Reports from The Minister of Water Resources indicated that flooding was on track to reach over 280 Local Government Areas in 32 States. Before this, the Kano State Emergency Management Agency confirmed the destruction of over 4,000 houses in Kano state since the start of the rains earlier in June.





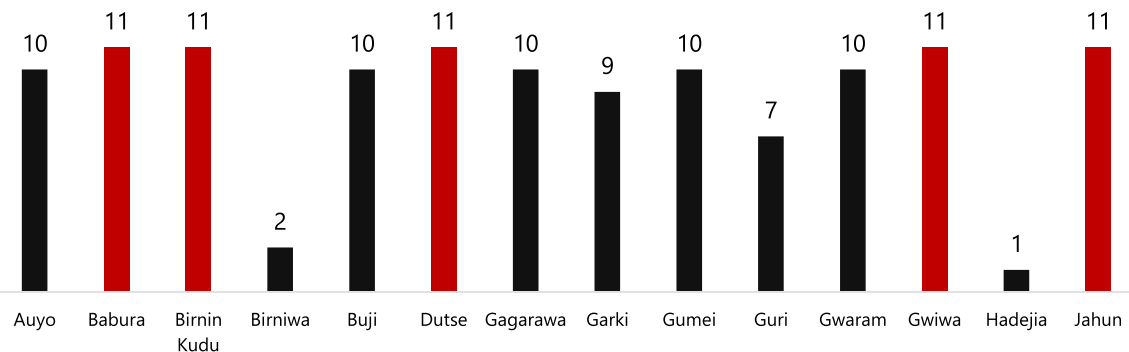
Antecedents Revisited

The commercial capital of Nigeria, Lagos is one of the cities which has long been affected by floods, but from rising sea levels which will now be expected to inevitably rise by a minimum of 27cm as a result of the melting Greenland ice cap, projected to bring 110tn tonnes of ice into the sea. Wetlands are one of nature's defences against flooding. But the wetlands have been



Waterworks

Jigawa: Villages affected by the flood, by LGA



Source: NEMA

sold to developers with the consensus among experts and the government being that 50% of them are gone. The Lagdo dam's release has raised questions about the potential impacts on Lagos state if the counterpart dam is not completed seeing that the floods are more devastating almost every 10 years.

Satellite mapping reviews suggest that Omu Creek, a hitherto vibrant wetland in Eti Osa local government bordering the Lagos lagoon and the Atlantic Ocean began to decline in the 2010s, as communities started to grow around the creek the wetlands began to pave way for city growth and by 2021 an estimated 37% of the wetlands had been lost.



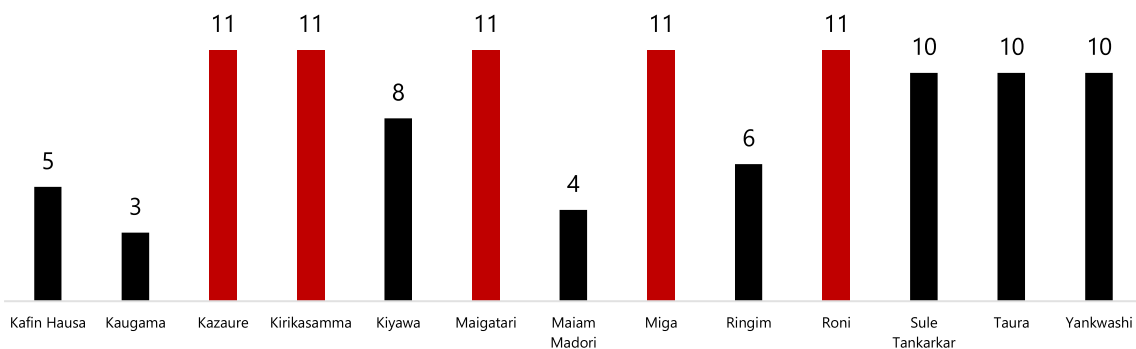
Thousands of Nigerians who lived in the Ibaji LGA of Kogi state have been uprooted by the current floods. 3,274 individuals in Benue state have reportedly been impacted...

This is also the case in Ajah, Badagry, Yaba, Lekki, Ikorodu and some nodes in Ogun state. Again, trees that should make flood-prone areas more habitable by absorbing water have decreased over time to pave the way for development. Over 12% of Nigeria's total land area, or 10.9m ha, was covered in natural forest in 2010. By 2021, 96,500ha of land was either converted for development or lost.



More Waterworks

Jigawa: Villages affected by the flood, by LGA



Source: ICIR

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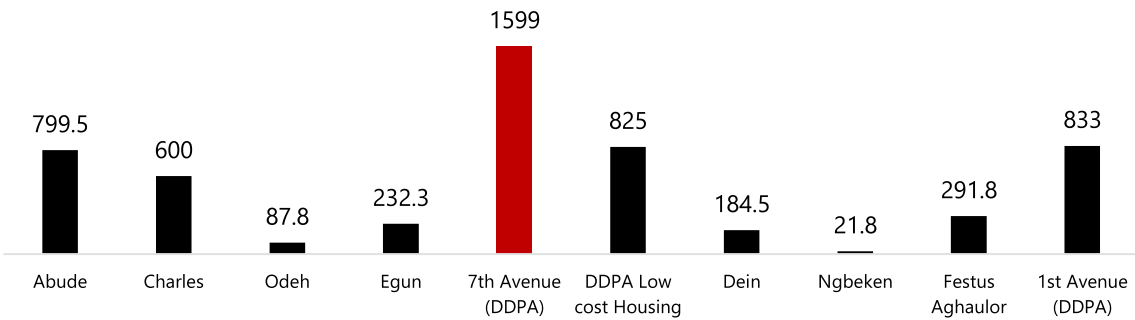
1,213 homes have reportedly been destroyed – not to mention, almost 10 out of the 17 local government areas of Yobe state also affected.



“**Pre-existing contributors to the flood situation include ineffective drainage, poor town planning and building on existing drainage infrastructure**”

Around 100 households had to relocate to temporary housing in public buildings due to the damage or destruction of dozens of dwellings. In addition, infrastructure, crops, and cattle were destroyed by floods in 12 communities within the Gulani and Gujba LGAs. Four communities in the Gulani LGA are

Deeper, wider and farther still
Area covered by floodwaters in Agbor, Delta State (sqm)



Source: 2022 IAR Journal of Humanities and Social Science

now cut off since a bridge was damaged. On June 26, flooding brought about the devastation in the state's capital, Damaturu with the loss of important buildings. Pre-

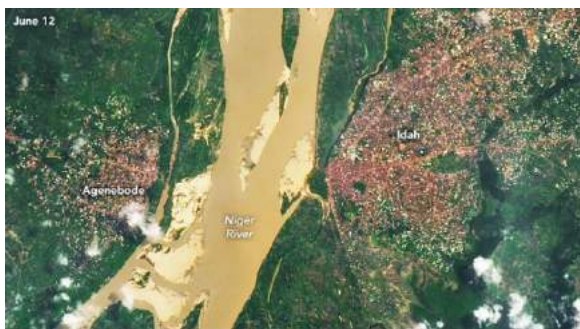
existing contributors to the flood situation include ineffective drainage, poor town planning and building on existing drainage infrastructure.



Assessing the Damage

More than 1.4 million people have been affected and 790,254 have been forced to relocate due to flooding, which has caused havoc in 34 states. Over 140,000ha of farmland was destroyed or damaged by floods, partially or fully damaging 200,000 houses. At least 2,000

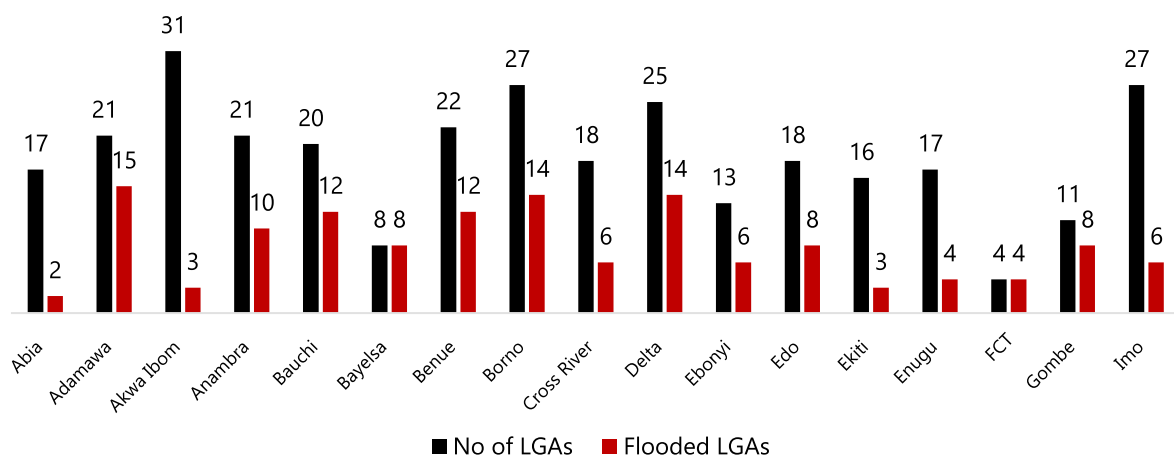
people were displaced in Adamawa State with the Demsa, Numan, Shelleng and Lamurde areas cut off by water. The Adamawa State Emergency Management Agency (ADSEMA) confirmed that 171,000 people were affected and 450,000ha of farmland was swamped.



Source: NASA Earth Observatory

The affected areas in Anambra State include Ogbaru and the IDP Camp in Atani where infrastructural damage is extensive and Onitsha Harbour Industrial Estate. The

Nigerian navy chipped in support for the flood victims around the Okogbe-Ihiuke-Ahoada axis on the east-west road linking Bayelsa, Rivers and Delta States.



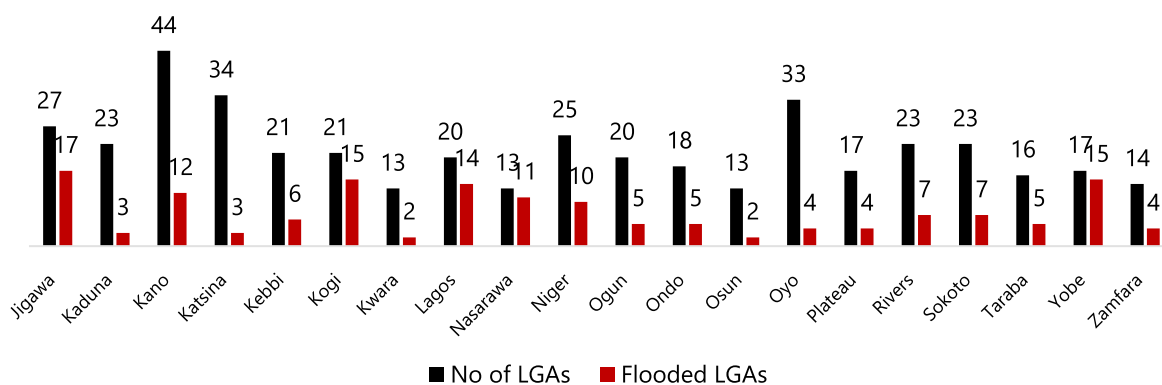
Source: NEMA, Thisday



Jigawa recorded an estimated 91 fatalities (the most from a single state), 68,883 displacements, and 166,076 affected people, according to data from the National Emergency Management Authority (NEMA) as of the end of October, while Anambra recorded 77 fatalities, 526,215 residents displaced, and 729,046 affected people. 15,634 hectares of farmland and 2,765 homes have both been destroyed in Anambra State. In Bayelsa, all eight local governments were flooded, 27,213 houses were affected and 46,143 hectares of farmland were destroyed. An estimated 66,572 hectares of farmland were destroyed in Port Harcourt, Rivers state which affected 121,276 residents. While the core city was spared many salt-water villages in the outskirts were affected, forcing a fresh wave of rural-urban migration.



In Bayelsa, all eight local governments were flooded, 27,213 houses were affected and 46,143 hectares of farmland were destroyed”



Source: NEMA, Thisday



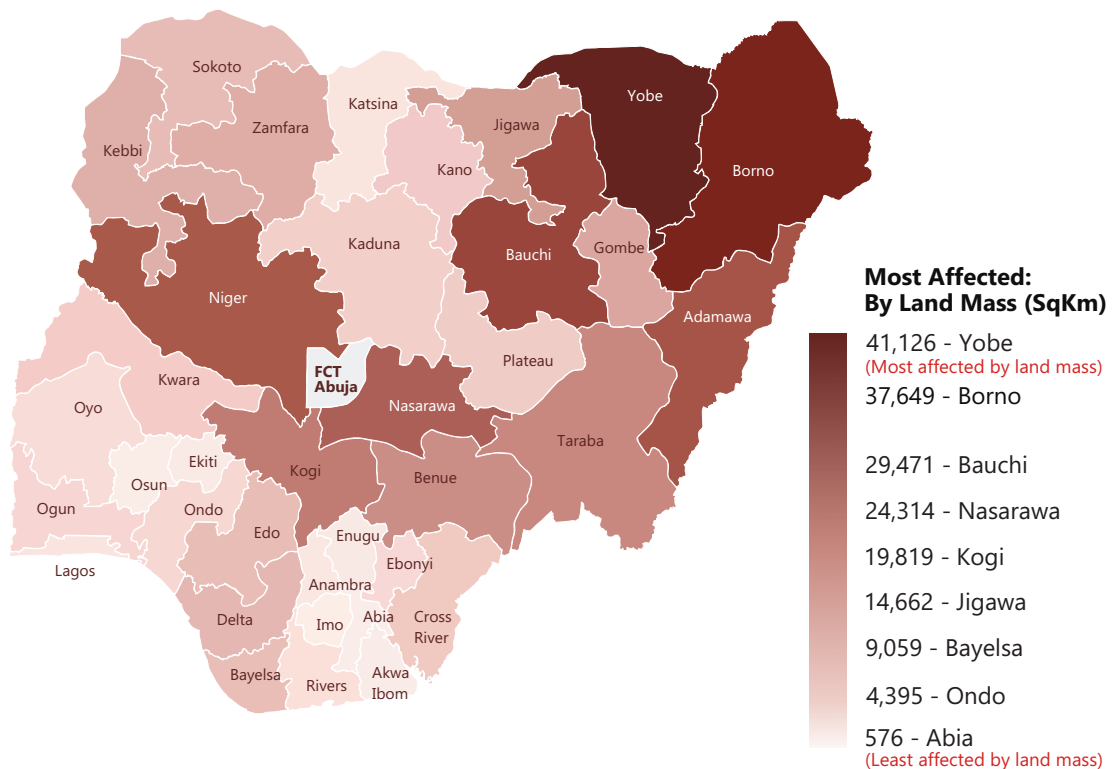


Conclusion

Beach erosion and coastal land flooding can increase the expense of preserving impacted coastal towns. This is just one of the effects of flooding on Nigeria's real estate market. In the end, this could affect residential settlements, commercial assets, infrastructure development and tourism-related income in cities like Lagos, Uyo, Lokoja, Dutse, Port Harcourt and Yenagoa. In city centres with densely developed areas, more surface runoff is anticipated. This is the

case because the developed environment's paved areas, roads, and other structures hinder rain from penetrating the soil. Large amounts of surface water can be produced by prolonged or heavy rains, which can overwhelm drainage systems and raise the danger of flooding. Flooding and severely damaged buildings and other structures in the built environment will need accelerated construction contracting activity.

Per State: Total land mass affected by flooding (Max=41,126sqkm)



Source: NEMA, Northcourt



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Experts propose building detention basins in states including Kebbi, Niger, Kwara, Nasarawa, and Edo. These are man-made reservoirs for storing floodwater from the wet season to utilise it in the dry”



Priority areas include the damage done to sewer and sewage infrastructure will lead to increased water pollution and the spread of disease. This will put more pressure on healthcare real estate. The majority of city residents will be required to leave their houses due to severe floods and property destruction. This might increase domestic migration and put pressure on the government's ability to respond to emergencies and provide humanitarian aid. Floods will also have a severe effect on agricultural fields, further complicating the

nation's ability to feed itself and sustain broader economic growth.

Experts propose building detention basins in states including Kebbi, Niger, Kwara, Nasarawa, and Edo. These are man-made reservoirs for storing floodwater from the wet season to utilise it in the dry. He used Jabi Lake in Abuja as an illustration, a man-made earth dam with a total surface area of around 1,300 hectares built by Julius Berger and currently used for tourism with the 27,000sqm Actis-backed Jabi Lake mall in the background.





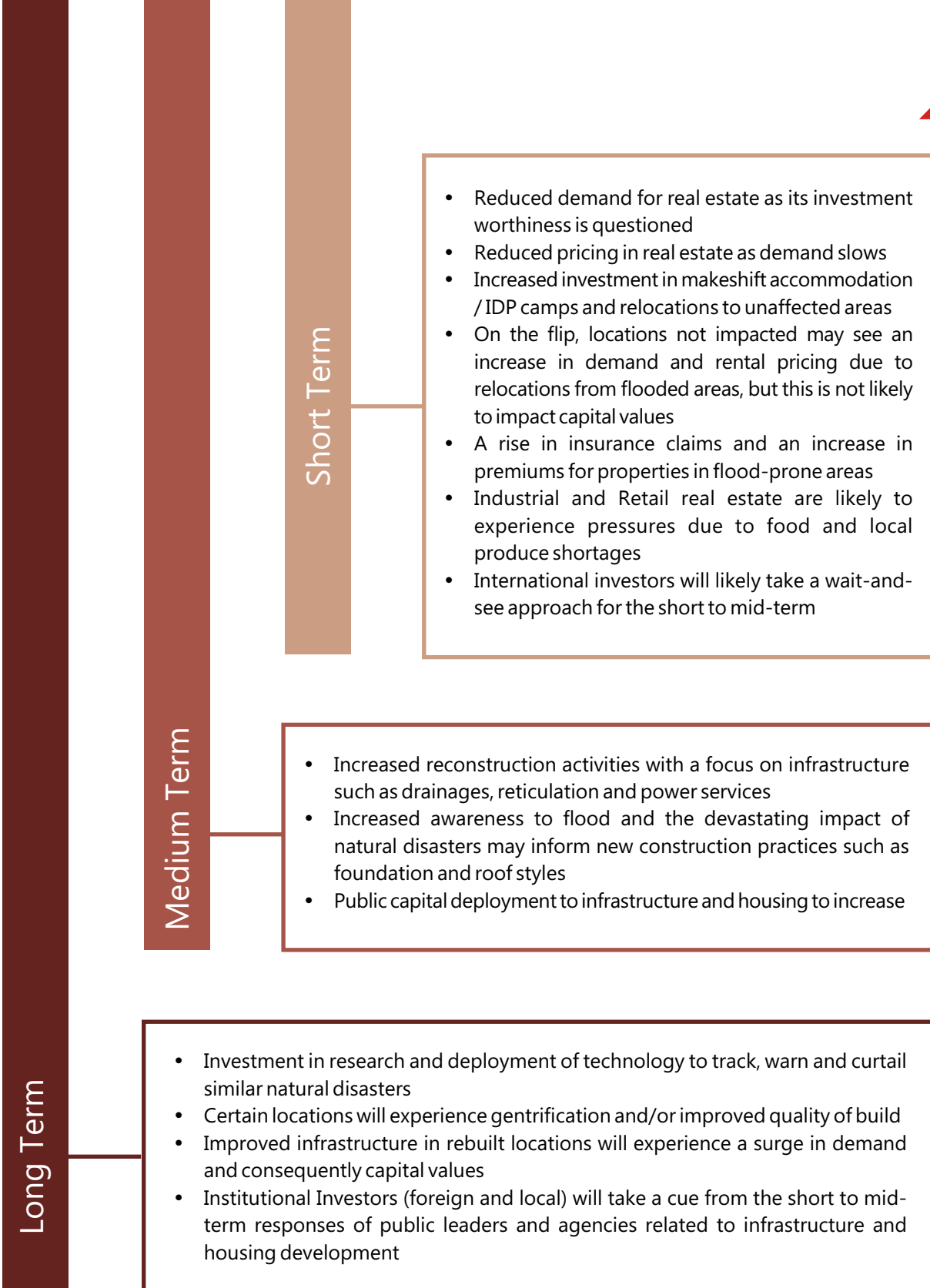
Floods

Short, Mid, and Long-Term Impacts

Loss and damage from flooding can be seen to be both direct (e.g. physical damage to buildings) and indirect (e.g. business disruption and loss of business due to direct damage and lack of access). Others are less obvious (such as loss of reputation, and challenges with renewing insurance), but

they may weaken the attractiveness of a location. Some argue that the indirect effects of flooding may often cost more than its direct damages. The possible short, mid and long-term impacts of the recent floodings on the Nigeria real estate market are:







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Images by: [Pulse Nigeria](#) | [Daily Post](#) | [Kinz_smile](#) | [Getty Images](#) | [Disaster Management Initiative](#) | [Larry Madowo](#) | [Twitter](#)

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