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## Editorial for JARER Vol. 7 Issue 1, 2022

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### Editorial

Welcome to Volume 7 (2022), Issue 1 of the Journal of African Real Estate Research (JARER). JARER is stronger and continues to serve as a platform for disseminating different types of research in real estate and the built environment in Africa. As promised, while publishing the last issue (Vol 6, Issues 2) in December 2021, JARER, for the first time since its inception, started publishing individual papers on our website in digital form as they are accepted and gone through the process for publication. Therefore, this issue is coming as an omnibus version of the full papers accepted to be published in Volume 7, Issue 1, having published some of the papers individually. We are also delighted to inform our authors, readers and other stakeholders that JARER has been rated as an "acceptable" journal in the three categories (Real Estate Finance, Real Estate & Urban Economics and Built Environment) in the 2021 Real Estate Journal List of the American Real Estate Society.

We want to appreciate the diligent and tireless efforts of Ms Lesedi Kgaka to ensure that JARER is moved forward to an enviable height. Also, we express our gratitude to our anonymous reviewers and the journal editorial board members for their unflinching support, which has made it possible for us to have a faster rate of responses to authors and an improved rate of submissions. Our gratitude also goes to the African Real Estate Society board members for the support we continue to receive from them. The continuing support and the opportunity for skill acquisition in journal management, which we received from the team and colleagues at the Library Services of the University of Cape Town, South Africa, are very much appreciated. We express our gratitude to Prof. Karl-Werner Schulte and his team from the IREBS at Regensburg University, the IRES, and ERES, from whom JARER continues to receive strong backing.

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The current issue contains six papers focusing on various topics covering diverse areas of interest in emotional intelligence, valuation variance and compensation matters, urban house vacancies and education and training of valuers.

The first paper, written by Ashaolu, T.A., and Bello, M.O., focuses on examining the acquired body of knowledge as a core factor influencing inter-valuer valuation variance. Twenty-two (22) Nigerian valuers based in Lagos Metropolis were made to conduct valuation assessments of selected landed and non-landed property assets and examine their perception of the adequacy of their acquired body of knowledge relevant to each asset category. The paper concluded on the need for review and expansion of the underlying curricula for training prospective valuers towards aligning theory with practice and enhancing valuers' competencies across property types.

Akinwamide and Jonas's paper develops a conceptualised model for measuring service quality among practising real estate firms applying emotional intelligence. In examining customers' satisfaction levels, the knowledge gap between real estate firms' perception of customers and the actual customers' expected service in the Lagos property market in Nigeria was analysed. The paper's findings depicted that real estate firms have a fundamental knowledge barrier to the adoption of emotional intelligence as an instrument of real estate service quality to satisfy customers' emotional needs in service delivery. The authors suggested that practitioners in real estate firms need to improve their knowledge of emotional intelligence as an instrument of real estate service quality to enhance customer satisfaction with emotional needs.

Olapade and his co-authors, in the third paper, examined the intergenerational compensation (IGC) option as a way of forestalling conflict in compensation of compulsorily acquired customary land. The paper used semi-structured and key informants' interviews to examine the views of representatives of 23 selected Indigenous Landholding Families (ILFs) and key informants in government offices providing land administrative services (GOPLAS) in Lagos State on the prospect of IGC. The results suggest a willingness on the part of the ILFs to accept the IGC payment strategy, but the GOPLAS were unwilling to support the strategy. The paper concludes on the need for an institutional framework guiding land acquisition and compensation to remove the clog in the wheel of the implementation of IGC.

The fourth paper by Ndubisi Onwuanyi is an examination of the many issues in urban housing demand and vacancies in Nigeria. The author examined the views of Nigeria's Minister in charge of Housing, who disputed the much mentioned 17-20 million-unit housing deficit. Analysing archival data relating to empirical findings in the past housing studies, the paper's results revealed that a lack of data evidence justifies the minister's dismissal of the 17-20 million-unit shortfall, but not a complete absence of a shortfall. Also, the belief that all vacancies imply availability was found to be misplaced, as is the claim that urban migration is entirely of rural origin. The author concludes, among others, that the claim of an oversupply and the absence of a housing shortfall are unfounded, particularly in the absence of data evidence and suggests that there was a need for a rethink and an understanding of the problem.

Given the increasingly changing industry requirements, Kaweesi *et al.* paper evaluated the education and training of valuation surveyors in Uganda with a view to establishing the gaps in training relative to the needs of the practice. Through stakeholder survey, the results suggest the need for constant review of the education curriculum and adoption of a more practical approach to learning as some of the ways of bridging the gap between the education system and the changing industry needs.

The sixth paper, written by Dr Famuyiwa, developed a framework to guide the use of Land Value Capture (LVC) as a financing mechanism for infrastructure development in Lagos State, Nigeria. The author adopted desktop research to elicit the ideas and perspectives of past research, case studies, policy papers and other relevant publications. Aside from developing a framework, which guides the use of LVC in the study area, the paper concluded that the potential for the application of LVC in Lagos exists. Still, there is a need for the existence of a vibrant property market and lead implementing institution.

We invite you to read these papers and consider their research-based recommendations for policy reforms in government cycles and enhanced professional practices toward more sustainable development for Africa. Please, feel free to give us feedback on this and the previous issues of the journal.

Prof. Abel Olaleye  
Editor-in-Chief