Editorial for JARER Vol. 8 Issue 2, 2023

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Editorial

The current issue (Vol 8, Issue 2, Dec. 2023) of the Journal of African Real Estate Research (JARER) contains stimulating and informative articles and, as usual, provides the opportunity for readers to have a deeper understanding of the different types of applied research being conducted in the real estate sector and the built environment in Africa.

In the first paper, the reader is presented with an examination of the predictors of learning apathy amongst Generation Z students of estate management departments in Nigerian public universities. A descriptive research design was employed on 244 Generation Z students. Adapting the Theory of Planned Behaviour and using the Ordered Logit model, the findings report the state of collaborative and simulated learning as significant predictors of student apathy. The paper delineated pathways for policy reengineering towards reducing apathy and improving satisfaction in universities.

The second paper examined the factors contributing to vacancy and unutilised state-owned properties under the custodianship of the Department of Public Works and Infrastructure (DPWI). Questionnaires were administered to 105 DPWI employees responsible for managing vacant properties. The findings showed that external factors, such as poor public sector planning and policy, among others, were the most significant factors influencing vacancy in State-owned properties. Other challenges were related to regulatory framework and policy as well as internal issues indicating weak procurement. The paper concluded on the need for strategies to address the highlighted problems.

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The examination of how condominium housing is governed and the potential inefficiencies with self-governing in Tanzania formed the focus of the third paper. Reflecting on Ostrom's (1990) common pool resources principles, the paper highlighted patterns of interaction and established whether commonly held views about self-governance were borne out in practice. Using a survey approach, the paper's findings showed that the underlying forces that preclude functional and sustainable self-governing communities were unsatisfactory participation and weak enforcement of house rules. The paper concluded on the need for the implementation of plausible dispute resolution mechanisms; in addition to understanding the behaviour of individuals within a space for interaction for self-governing institutions to function successfully.

The fourth paper developed cubic regression models to resolve the accuracy and consistency problems in the valuation of plants and equipment. The study used one industrial sector (the basic metal, iron and steel and fabricated metal product sector), in the two industrial cities of the western industrial zone of Nigeria (Sango Ota and Agbara) as a case study. Data were analysed using means, standard deviations, multiple linear regressions and cubic regressions. Cubic regression analyses showed that the pattern of the movement of transitions of expenditure on repairs over the useful life of plant and equipment was not linear but cubic, and generally followed S-shaped patterns. Multiple regression analyses showed that the S-shaped patterns were in turn influenced by operational factors (such as intensity of use and power outages). The study concluded, among others, that accuracy in physical deterioration modelling follows an S-shaped transition over time.

The fifth paper explored the nature of research contributions to the African Real Estate Society (AfRES) conferences and established the emerging trends across African real estate markets. The study employed a desktop review of 500 abstracts published in the AfRES Conference proceedings from 2011-2022. Descriptive content analysis of the study found top research themes, including Housing/Markets Analysis (19.32%), Finance/Investment (17.69%), Appraisal/Valuation (15.75%), Institutions (11.04%), and Policy issues (10.39%). The country-focused contributions showed the predominance of Nigeria, Ghana, and South Africa. The results also found a significant preference for quantitative (43.20%) and qualitative (26.80%) analyses by authors and that the practice of rotating the location of the annual conferences across regions was valuable for attracting diverse contributions across regional markets, while also fostering inclusivity.

We look forward to receiving your feedback on this and previous issues of the journal.
Happy Reading!

Professor Abel Olaleye
Editor-in-Chief