



Editorial for JARER Vol. 10 Issue 1, 2025

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Welcome to the Volume 10, Issue 1 (2025) edition of the Journal of African Real Estate Research (JARER). JARER is a bi-annual peer-reviewed journal that is devoted to publishing quality papers geared towards advancing knowledge and enhancing practices in the real estate sector and the built environment in Africa. The Journal offers a medium through which the different types of applied research engaged with in the real estate sector and the built environment by academics and professional researchers in Africa, and those interested in the African continent, are disseminated.

In this current issue, which contains six (6) papers, a wide range of topics covering diverse areas of interest including gender diversity and inclusiveness in the valuation surveying discipline vis-a-vis workforce composition and the influence of organisational policies, challenges of land resettlement in a government land acquisition project, the usage of blockchain technology in real estate transactions, students' participation behaviour in professional associations' activities, among others.

The first paper by Mugalu and Barasa contributed to the discourse on gender composition within Uganda's valuation surveying discipline and examined the influence of organisational policies on this composition through a mixed-methods explanatory sequential research design. The paper's findings revealed a significant underrepresentation of women in Uganda's valuation surveying discipline, with women comprising only 22% compared to 78% for men. This disparity is attributed to educational barriers, stereotypes, and organisational barriers that have considerably affected women's participation in the valuation profession relative to men. The paper offered insights that are germane in promoting a gender-inclusive valuation surveying profession.

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The second paper, written by Babatunde and Oladokun, sought to investigate the challenges of land resettlement with respect to land acquisition by the government of Nigeria for project development. Using the acquisition for the inland port project as a case study, the study collected relevant data from landowners with the use of questionnaires. The result revealed the challenges of land resettlement to include exposure to security and welfare threats due to a long period of resettlement, loss of shelter and ancestral homes, and deprivation of access to common heritage. Other challenges are the loss of landowners' livelihood, the increase in the cost of living, and a decline in the standard of living.

The third paper, by Adebisi, Afolabi and Olusola, examined the usage of blockchain technology in real estate transactions with a focus on Lagos State, Nigeria. It specifically assessed the level of awareness among estate surveyors and valuers and the factors influencing blockchain usage and adoption. The data were obtained with questionnaires administered to estate surveying and valuation firms in Lagos Island, Nigeria. The results revealed that the real estate practitioners were very aware of some blockchain applications, such as Fintech, Bitcoin, Ethereum, smart contracts, and cross-border transactions, that they can adopt in real estate transactions. The results further showed that regulatory challenges, trust issues, and poor internet provision were the most influential factors in the adoption and usage of blockchain technology. The paper concluded on the need for frequent sensitisation of practitioners about blockchain technology and the provision of an enabling environment by the government.

The fourth paper is written by Chambulila and Banyani, and it focuses on analysing the extent of undergraduate students' awareness, interest and participation in Real Estate Professional Associations (REPAs) in Tanzania. The result indicated that there was no direct relationship between the intention and participation of the students in the associations. It was also revealed that there was a mismatch between students' expectations and the services provided by the associations. Students were expecting the REPAs to provide direct connections to internship and graduate recruitment opportunities, which was not the case. Furthermore, the study established a lack of engagement and direct communication between REPAs and students, which limited students' motivation. The study concluded that there was a need for increased engagement and collaboration activities between REPAs, higher learning institutions offering real estate programmes and students, through outreach programmes and sponsorships for students to participate in annual events of REPAs.

The fifth paper, by Olapade, Agumba and Muthelo, provided a systematic review on the integration of Health and Safety (H&S) into the construction procurement system, identifying key drivers and barriers. Seventy-one (71) articles were analysed out of 21,407 records that were retrieved from Scopus and Web of Science databases to uncover the drivers and barriers to H&S incorporation into the procurement system. The findings revealed that traditional procurement methods, low technology adoption, inadequate legislation, and negative management actions were major barriers. Conversely, modern procurement methods, robust digital technologies, clear legislative frameworks, and positive management actions served as drivers for incorporating H&S into procurement systems. The study highlighted significant research gaps, including limited empirical evidence on the long-term impact of procurement methods on H&S outcomes.

The focus of the sixth paper, written by De Beer, de Wet and Sutton, probed into the factors that influences the relationships between real estate agents. Semi-structured interviews were conducted with 18 real estate agents working in the town of Potchefstroom in the North-West Province of South Africa, which had no centralised listing system in place to collect data on their perceptions of their relationships with each other. An inductive analysis generated six

themes that influenced their relationships, which are a lack of timely information, communication and feedback; unethical conduct and limited transparency; selfishness and unbalanced collaboration; trust issues; pre-established relationships; and networks and communities. A conceptual framework was proposed as a first step towards developing a holistic relationship model for real estate agents to address these issues, making a practical and theoretical contribution.

We use this opportunity to appreciate the efforts and support of the Journal editorial board members, our anonymous reviewers and other stakeholders. Our gratitude also goes to the African Real Estate Society's board members, the team and colleagues at the library services at the University of Cape Town, and the Journal Manager, Ms Dayni Sanderson, from the Urban Real Estate Research, who has been working diligently in managing the journal's operations. We will continue to appreciate the support from the IRES, and Prof. Karl-Werner Schulte and his team from the IREBS at Regensburg University.

Prof. Abel Olaleye
Editor-in-Chief